

# RETAIL SHOP IN BUSY HIGH STREET LOCATION TO LET

528 FT<sup>2</sup> (49 M<sup>2</sup>)

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commercial property consultants

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- ▶ **High Street Location**
- ▶ **A2 Planning Consent**
- ▶ **Upper Floors with various offices available subject to separate negotiation**
- ▶ **Excellent rear parking by separate negotiation**
- ▶ **New Lease Terms**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

The premises comprise a secondary trading location on the High Street which will undoubtedly improve following the extension to The Mall. The property is adjacent to Dreams bed shop and Equity Insurance whilst being close to other house hold names such as Halifax, Robert Dyas and Burger King.

## ACCOMMODATION

The premises are arranged on ground floor with separate access to the first and second floors with the following approximate dimensions and net internal floor areas:

Gross Frontage	5.24 m	17' 2"
Internal Width	4.36 m	14' 3"
Shop Depth	12.86 m <sup>2</sup>	42' 2"
Ground Floor Area	49.04 m <sup>2</sup>	528 ft <sup>2</sup>

First and second floors are also available, subject to separate negotiation. Details available upon request.

## LEASE

The premises are made available by way of a new effectively full repairing and insuring lease for a term to be agreed, at a commencing rental of **£19,750 per annum exclusive**, subject to 5 yearly rent reviews.

## RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value £12,750  
UBR (2009/10) £0.485  
Rates Payable £6,183.75

Interested parties should make their own enquiries from the local authority to verify this information.

**LEGAL COSTS** Each party to pay their own legal costs in the matter.

## VIEWING

Strictly by appointment with the **Joint Sole Agents:**

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