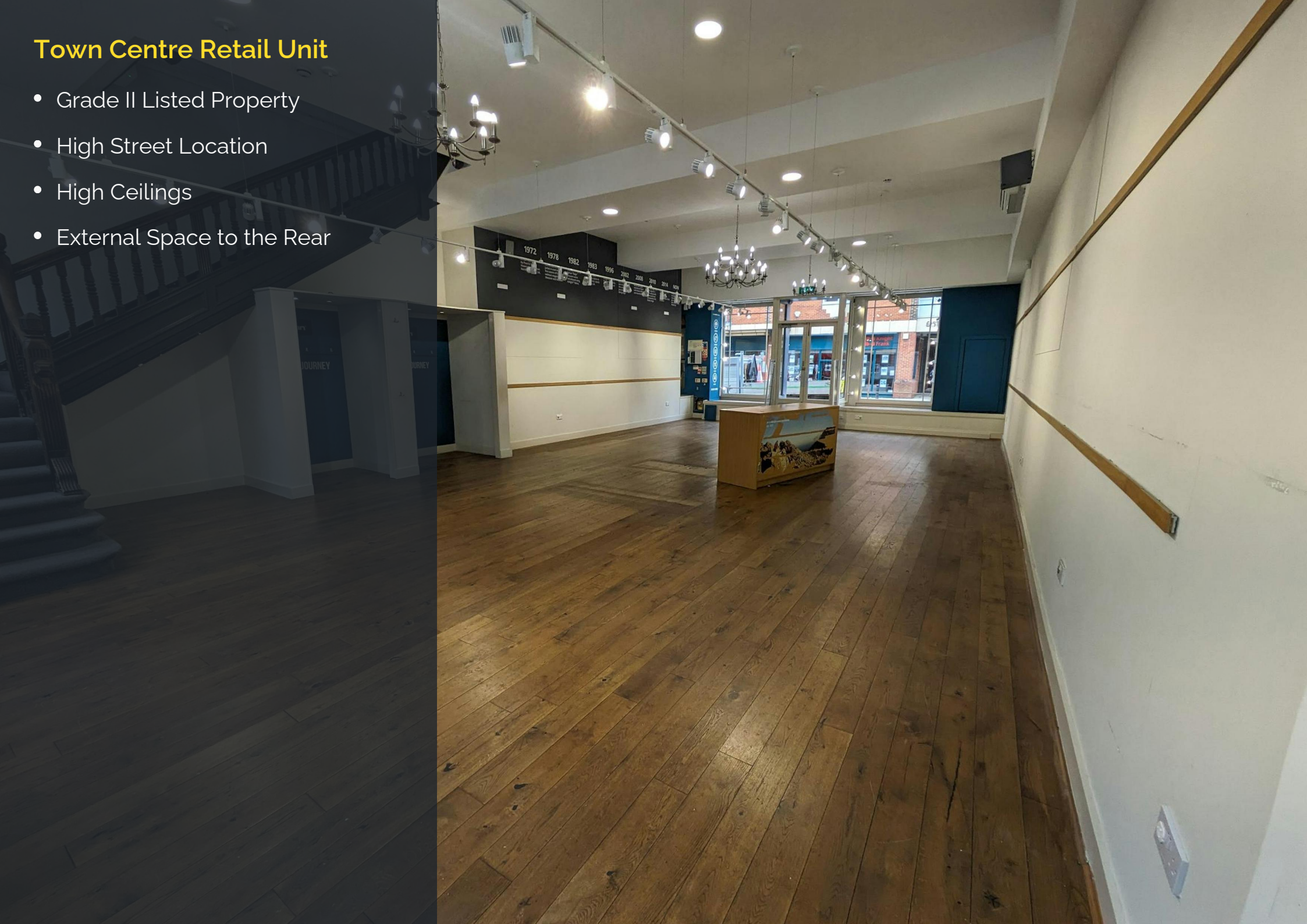




Town Centre Retail Unit

- Grade II Listed Property
- High Street Location
- High Ceilings
- External Space to the Rear



Location

Situated in a good trading location opposite Toni & Guy and adjacent to Skin Spirit, Sofa.com whilst close to Fired Earth, Knight Frank, Smidt Kitchens.

Description

Arranged on ground, first and second floors. This a grade 2 listed building of character offering excellent sales areas on both ground and first floors with ancillary stores and offices at second floor levels.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,042	96.80	Available
1st	1,384	128.58	Available
2nd	479	44.50	Available
Total	2,905	269.88	

Terms

New Lease

Rent

£70,000 per annum

Rates & Charges

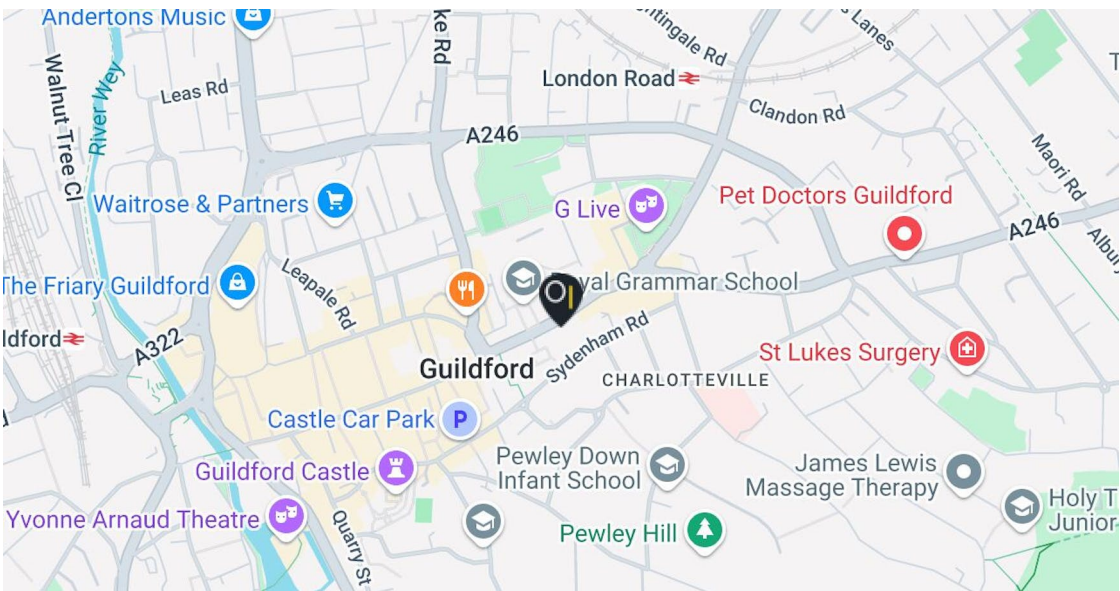
Rateable value: £75,000
Rates payable: £40,950 per annum Interested parties should check their eligibility for a 75% reduction in business rates until April 2025

Lease

A new full and repairing lease is available for a term of 10 years with an upward only rent review at the 5th year.

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

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These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated

