





## Prime Town Centre Class E Retail Shop

- Town Centre Location just off the High Street & North Street
- Close to Popular Retail Stores such as Lakeland, JoJo Maman and Boots.
- Busy Pedestrianised Location





## Location

The shop occupies a busy location in pedestrianised Swan Lane adjacent to Lakeland and Boots Hearing and close to JoJo Maman Bebe, Pret a Manger and the main Boots store.

## Description

2 Swan Lane is a Ground Floor Class "E" retail unit; with shared WC facilities, which is available on a New Lease with terms to be agreed.

The premises will be cleaned and cleared by the Landlords prior to the new Lease being granted.

## Accommodation

Name	sq ft	sq m	Availability
Ground	185	17.19	Available
Total	185	17.19	

## Rent

£19,500 per annum

## Rates & Charges

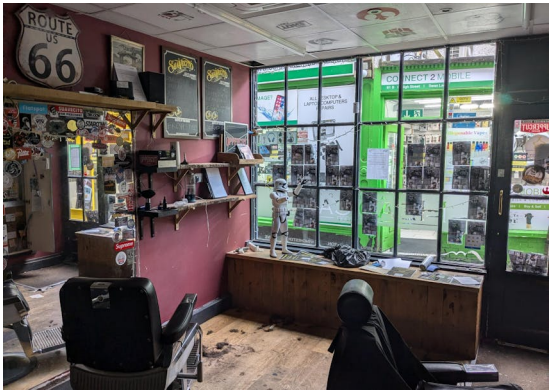
Rates payable: £7,734.50 per annum

## EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Legal costs

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



## Contact

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