



13 Royal Crescent

Location:

Royal Crescent is located behind the Promenade and adjacent to the bus station. The town centre amenities are therefore on the doorstep and there is an on site car parking space.

Rent: £17,400 per annum

Description:

A ground floor suite comprising three rooms totalling some 915 sq ft within this period terraced building. There is a shared female W.C on this floor and a shared first floor male W.C, together with a shared kitchen, also on the first floor.

Accommodation:

Room 1: 629 sq ft Front facing. Deep windows with shutters. Fitted carpets, FS lighting, radiators.

Room 2: 182 sq ft. side facing windows. FS lighting. Fitted carpets. Radiator leading to:-

Room 3: 104 sq ft. Side facing window. FS lighting. Fitted carpets. Radiator

Terms:

The suite is available by way of a new lease on internal repairing and insuring terms for a negotiable number of years.

Quoting Rent:

£17,500 per annum, payable quarterly in advance.

The tenant will be required to provide a three month rental deposit at the commencement of the lease.

Service Charge:

The service charge includes the utility costs and is currently £3,697.50 Per annum, payable quarterly. Telephony and business rates are not included.

Services:

Mains electricity, water and drainage are connected to the property.

VAT:

VAT will be applied to the rent and the service charge.

Planning:

The suite has B1 (Offices) use as per the Use Classes Order 1987.

EPC:

The building being listed, is exempt for the requirement to have an EPC.

Rating Information:

The 2017 Rating List describes the property as 'Offices and Premises' with a rateable value of £7,950

Legal Costs:

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

Viewing:

Strictly by prior appointment with the sole letting agent.

Subject to Contract & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of 52Degrees North Ltd has authority to make or give any representation or warranty to the property.