RENT £6,500 PAX
£541.66 PCM

SITUATION AND DESCRIPTION

A lock up shop located on the East side of Hamlet Court Road adjoining the Post Office and close to Havens. Most recently used as beauty salon, however the premises would suit a variety of retail uses (subject to landlords consent).

A very clean and tidy unit - VIEWING RECOMMENDED
ACCOMMODATION

SHOP: 9'9" X 28'4"

REAR STORE ROOM: 10'4 x 12'11" + 5'3" x 2'4"

KITCHENETTE: 5'3" x 6'3"

INTERNAL W.C.

EXTERNALLY - Small enclosed yard area leading to rear access via St. Johns Road.

GROSS INTERNAL FLOOR AREA 453 SQ FT (42 SQ.M.)

DESCRIPTION

A lock up retail premises.

RATEABLE VALUE

The rateable value is £4,950 which is chargeable at 48.6p.in the pound for the rating year to April 2020. Small business rate relief may apply.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

To let on a new fully repairing and insuring lease for a term to be agreed at a rent of £6,500 per annum exclusive.

VIEWING

By prior appointment with Hair & Son: 01702 394959.

Hair & Son – 01702 394959
www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

01702 394959

More than an estate agent
www.hairandson.co.uk