

Retail Premises – Leasehold



The property is directly adjoined by the **Co-Op** with other national retailers including **KFC**, **Pizza Hut**, **Age UK** and **William Hill** also located within the parade.

DESCRIPTION

The property comprises two storeys consisting of ground floor sales with rear storage, first floor storage and WC facilities, and second floor storage.

ACCOMMODATION

The premises comprise the following approximate floor areas.

Ground Floor Sales	67.33 sq m	725 sq ft
Ground Floor Storage	17.04 sq m	183 sq ft
First Floor Storage	50.98 sq m	549 sq ft
Second Floor Storage	50.30 sq m	541 sq ft



The property is held by way of a full repairing and insuring lease expiring 2nd August 2022 at a passing rental of £14,000 per annum exclusive, subject to the August 2017 rent review.

RATES

We are advised by the Valuation Office Agency that the property has the following rating information:-

Rateable Value	£15,000
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Interested parties should verify this information with the local rating authority.

EPC

C71

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

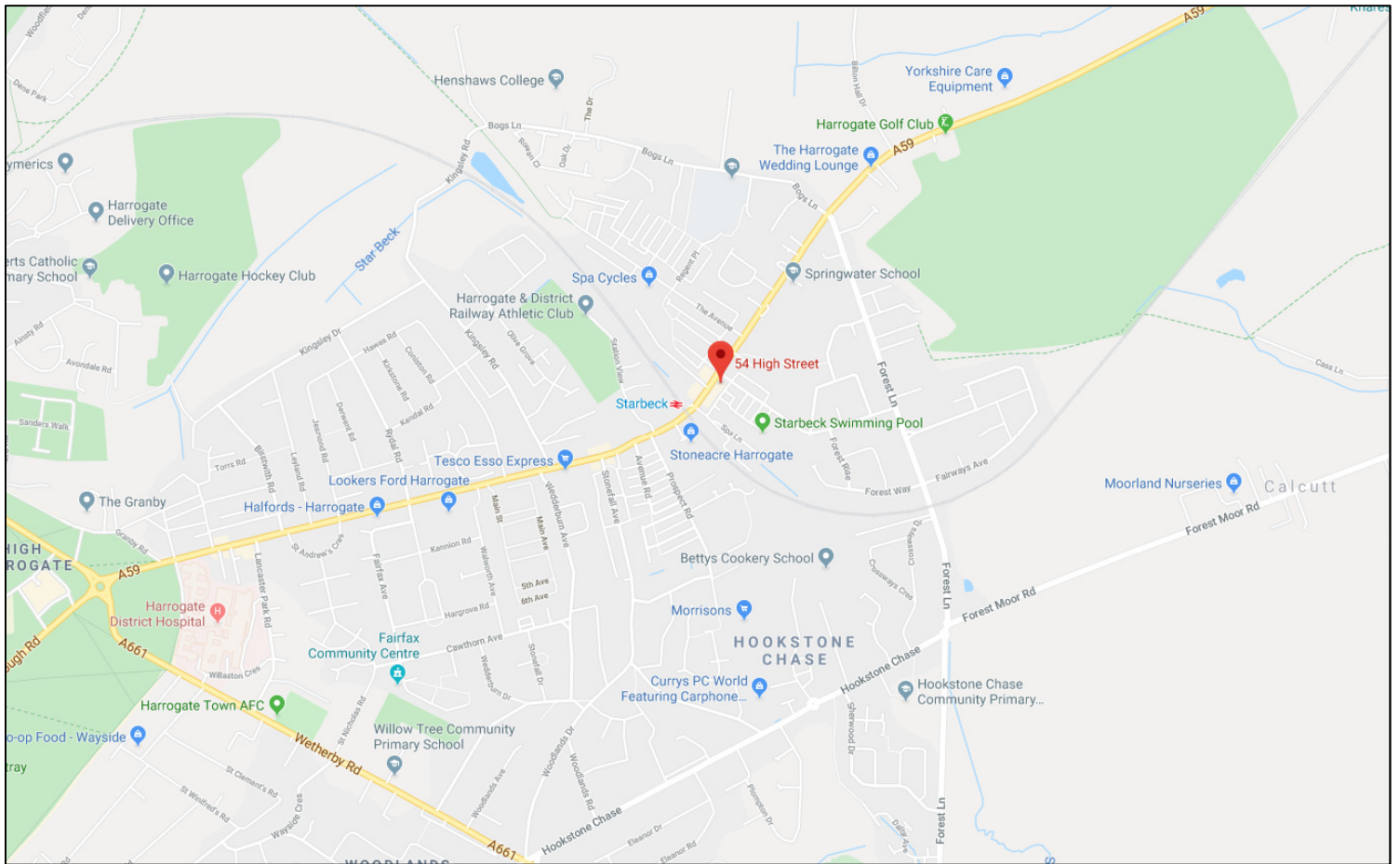
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CHARTERED SURVEYORS



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