

Prime Shop To Let

HAVERHILL 3 MARKET HILL



LOCATION

The property is situated in a prime trading position on Market Hill adjacent to **Peacocks**. Other retailers located nearby include **W H Smith**, **Holland & Barrett**, **Costa Coffee** and **Boots**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground and first floors comprising the following approximate net internal floor areas:-

Ground Floor Sales	4,536 sq ft	421.4 sq m
First Floor	4,874 sq ft	452.8 sq m

LEASE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed at a rental of **£55,000 per annum exclusive**.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£48,750
UBR(2018/2019)	£0.48
Rates payable	£23,470

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

An EPC has been commissioned and a copy can be provided upon request.

VIEWING

All viewings are strictly by prior appointment. For further information or arrangements to inspect, please contact:

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Subject to contract

