



jones robinson
Incorporating Martin Walker



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FREEHOLD GUIDE PRICE
£100,000
4-5 Snuff Street
SN10 1DU



A rare opportunity to buy two adjoining ground floor retail units in this historic side street.

- Across the road from Costa Coffee
- Colonnades style frontage
- Potential for alternative uses (subject to planning)
- Free parking (two hours) available on nearby New Park Street
- Modern interior space offering flexibility



SUMMARY

Two ground floor shop units, each with its own facilities and services, combined to form an open and flexible space.

The flats above are not included.

DESCRIPTION

Two ground floor shop units, each with its own facilities and services, combined to form an open and flexible space. The flats above are not included.

LOCATION

Just off the Market Place on Snuff Street, a one way street, with a wide variety of uses including a restaurant, Costa Coffee, hair-dressers and a stationery shop.

ACCOMMODATION

Unit 4:	19.72 sq m	(212 sq ft)
Unit 5:	26.49 sq m	(286 sq ft)
Two WCs:	Not measured	
Total Net Internal Area	46.21sq ft	(498 sq m)

Measured in accordance with the RICS Code of Measuring Practice, 6th Edition





TENURE

Freehold, with full vacant possession.

BUSINESS RATES

From the 2017 list the RV is £8,400. Please note that the RV is not the same as the business rates payable.

More information may be obtained from www.gov.uk/introduction-to-business-rates



OTHER INFORMATION

Use class A1 Retail.

EPC "D" (82).

A copy of the asbestos survey will be available from the agent.

We understand that the rent will NOT be subject to VAT but we recommend that all applicants make their own enquiries.

Applicants are recommended to refer to the RICS Code of Practice for Commercial Leases.



All enquiries:
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Details prepared September 2019.



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