

Rent | £50,000 PAX Plus VAT -



LOCATION

The subject property is situated in a highly desirable spot in the pedestrianised Duke Street which links The Lanes to Churchill Square Shopping Centre. Nearby occupiers include Ben's Cookies, Honest Burgers, Heals and Peggs & Son.

DESCRIPTION

Attractive well-presented 4 storey building arranged with ground floor sales area.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	397	36.88
1 st Floor Sales	362	33.63
2 nd Floor Sales	354	32.89
Basement	355	32.98
WC		

LEASE

Available by way of a new full repairing and insuring lease for a term of 10 years with provision for a rent review on the 5th year.

RENT

£50,000 per annum exclusive of rates, VAT and all other outgoings.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £39,750

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS

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Experian Goad Plan Created: 06/09/2019

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50 metres