# **Opposite Honest Burger**

# Rent | £50,000 PAX Plus VAT -



## **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 5<sup>th</sup> 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.

#### **FPC**

The property has an EPC rating of D.

## **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 <sup>st</sup> Floor Sales	362	33.63
2 <sup>nd</sup> Floor Sales	354	32.89
Basement	355	32.98
WC		



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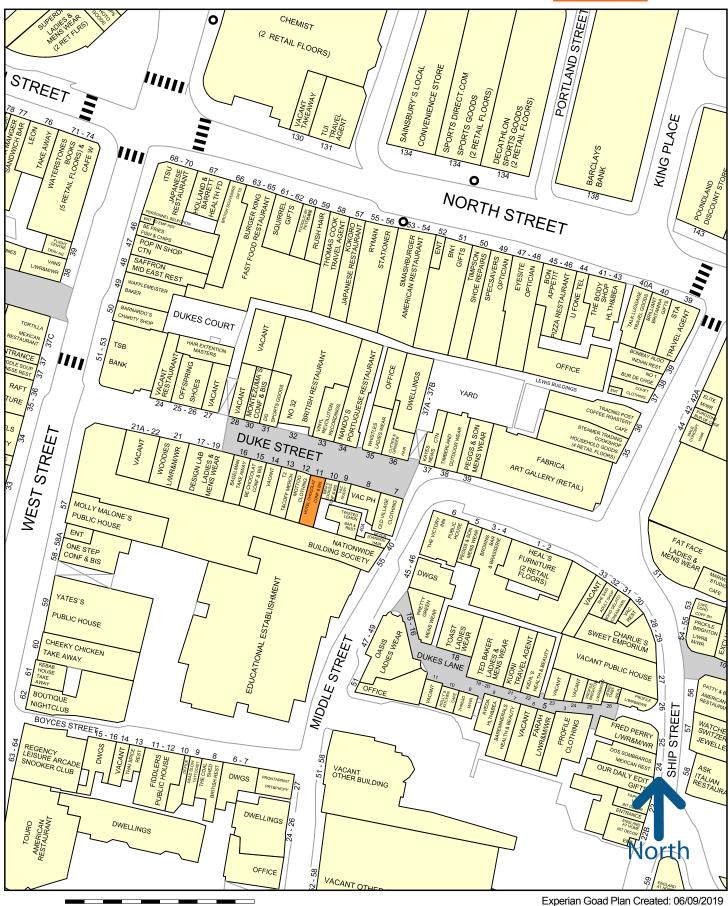
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50 metres



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