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Subject to Contract



Description

The subject property is situated on Ashley Road, Hale occupying a prominent corner position.

The property was most recently utilised as a bank and extends over basement and ground floor. The property benefits from parking for 9 vehicles to the rear. Nearby occupiers include Costa Coffee, Pizza Express and Tesco.

Accommodation

The property provides the following approximate floor areas:

| Floor Areas | Sq m | Sq ft |
|--------------|--------------|--------------|
| Basement | 106 | 1,141 |
| Ground Floor | 168.9 | 1,818 |
| Total | 274.9 | 2,959 |

Tenure

Leasehold.

Guide Price

The premises are held by way of an existing lease at a passing rent of £60,000, expiring 11/12/2027

Business Rates

Rateable Value: £48,750

UBR: 48.8p

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

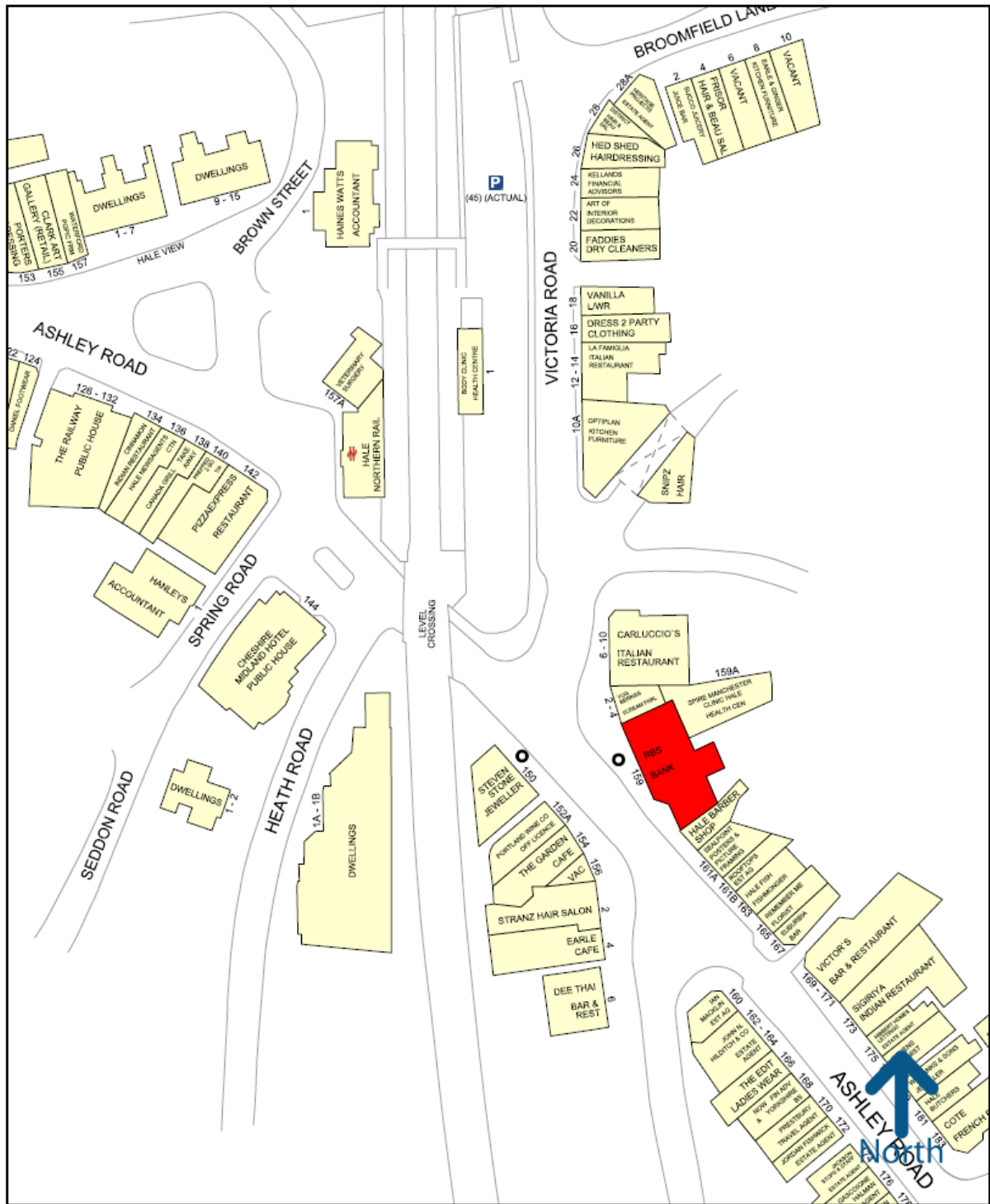
Each party to bear their own legal and professional costs incurred in any transaction.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.



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