#### ON THE INSTRUCTION OF BARCLAYS PLC

## LEASEHOLD AVAILABLE



### 2 PARK STREET, CHATTERIS, CAMBRIDGE, PE16 6AE

#### **LOCATION**

Chatteris is a market town in the Fenlands of Cambridgeshire, located approximately 18 miles east of Peterborough and 20 miles north of Cambridge.

The premises is in a prominent location within the main retail parade. Retail within the immediate vicinity are primarily made up of independent businesses. Lloyds Bank and Nisa Local are also nearby.

#### **ACCOMMODATION**

Approximate dimensions are as follows;

Demise	NIA Sq M	NIA Sq Ft
Ground Floor	154.2	1,660
Mezzanine	Not measured	Not measured
Total	154.2	1,660

## VIEWINGS AND FURTHER INFORMATION Conor Wood

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#### **Luke Pasterfield**

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#### **DESCRIPTION**

The subject property comprises of a ground floor and mezzanine. The ground floor has been used for banking purposes and includes ancillary storage, toilets and a staff room.

#### **PASSING RENT**

£9,500 per annum exclusive.

#### **TENURE**

The property is held on an FRI lease expiring 20th May 2028 with a tenant only break option on the 20th May 2023.

#### **RATES**

We are informed by the Local Rating Authority that the current Rateable Value of the unit is: £13,500. The UBR for 2019/2020 is 49.1p.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### **EPC**

Available on request.

#### **LEGAL COSTS**

Each party is to be responsible for their own professional costs incurred in relation to this transaction.

Subject to contract.

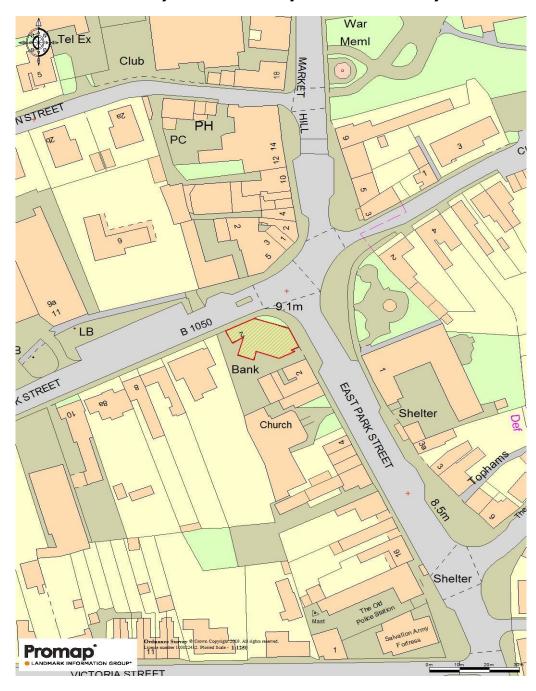


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Not to scale.

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