

# 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
<b>Total</b>	<b>154.2</b>	<b>1,660</b>

### VIEWINGS AND FURTHER INFORMATION

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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.

Date of Issue: 10/06/2019

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Not to scale.

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