



Location

The Property is located on Ship Street just off the busy Cornmarket Street, which draws the highest level of footfall in the city at 25 million per annum. The property is adjacent to Pret and Michael Clulee Hairdressing and opposite No1 Ship Street Bar & Restaurant.

The unit can be let as a whole or subdivided into 3 units of approximately 600 sq ft each.

Accommodation

Ground Floor	1,935 sq ft	179.83 sq m
Basement	2,048 sq ft	190.33 sq m
Total	3,983 sq ft	370.17 sq m

Rent

£90,000 per annum exclusive.

Rates

Rateable Value	£94,500
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Interested parties are advised to make their own enquiries to the Local Authority to confirm this information.

Lease Term

Available on a new lease for a term to be agreed.

Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

D-88

Contact

Ian Kitchen
+44 (0)20 7317 3707
ikitchen@klmretail.com

Ben Oliver
+44 (0)20 7317 3723
boliver@klmretail.com

