

On the Instruction of Barclays Bank

TO LET

KIRKBY IN ASHFIELD – 88-90 Station Road NG17 7AP



Location

The property is located in the market town of Kirkby in Ashfield, approximately 16 miles north of Nottingham city centre. The property benefits from a prominent corner position on Station Road, the primary retail pitch in the town. Nearby occupiers include **The Cooperative Funeral Care**, **Paper Kisses**, **Your Move** and **Farmfoods**.

Description

The property is arranged over ground, first and basement floors only with the following approximate areas and dimensions:

Accommodation

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 81.57 sq m | 878 sq ft |
| First Floor | 72.19 sq m | 777 sq ft |
| Basement | 7.34 sq m | 79 sq ft |
| Total | 161.10 sq m | 1,734 sq ft |

Tenure

The premises are available by way of an assignment of the existing lease expiring 18th June 2027. There is a Tenant break option on 19th June 2022.

Alternatively, the premises are available by way of a sub-lease until May 2022.

Passing Rent

£16,000 per annum exclusive.

Rates

We understand that the current Rateable Value is £12,250 and the Rates Payable are £5,708.50 per annum. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

Viewing

By appointment via this office:

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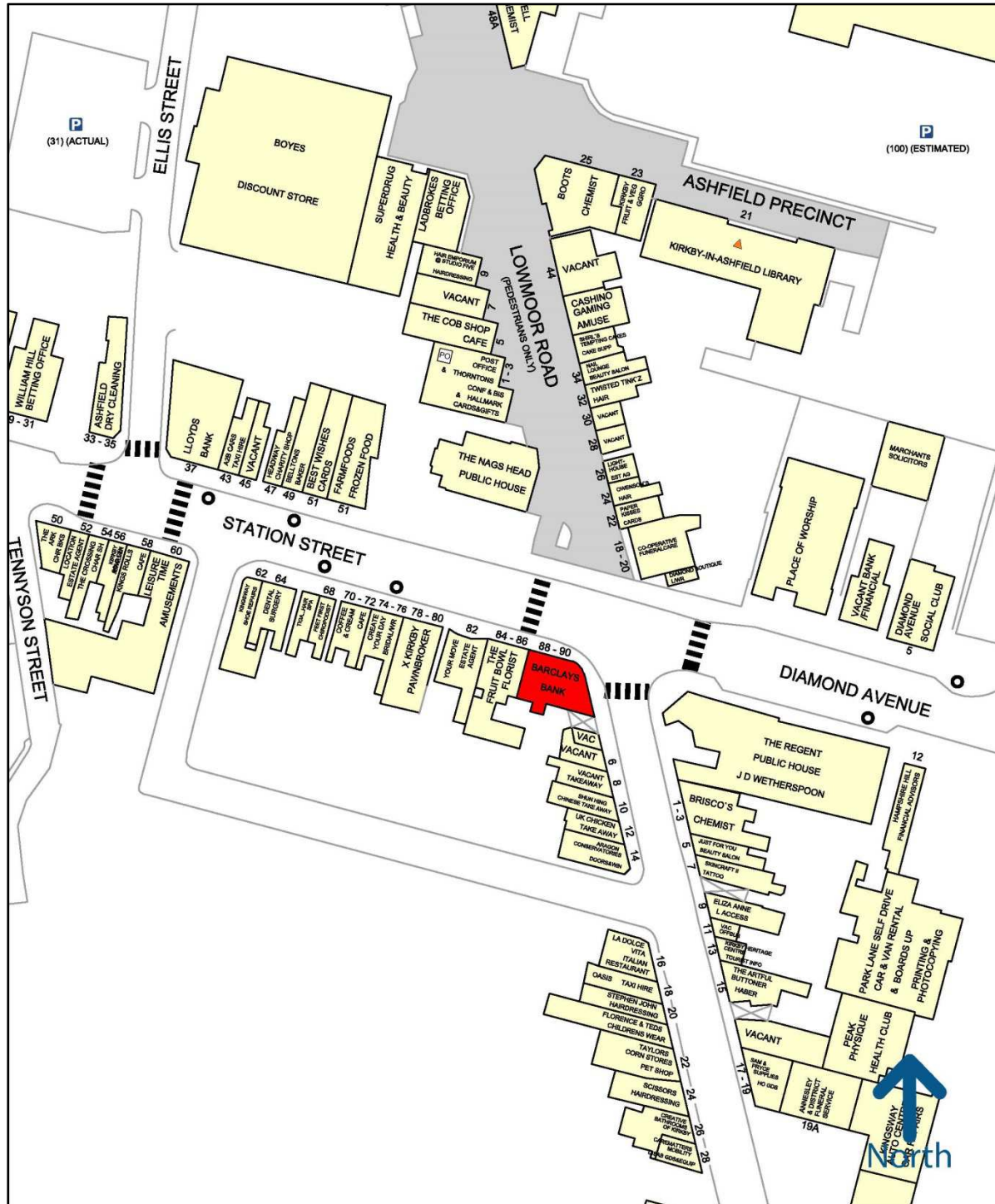
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Not to scale.

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