

**TO LET | £18,000 Per Annum Exclusive -****DESCRIPTION**

The property comprises a ground floor lock up retail with a fully glazed shop front. To the rear is staff wc & kitchen. There is rear loading accessed from either High Street or Broadway.

**LOCATION**

The property is located in the busy pedestrianised thoroughfare of the Broadwalk connecting the High Street with the Broadway and Queen's Square

Nearby Occupiers include Ladbrokes, Cats Protection and Cellys & Cash Converters.

Dimensions	FT	M
Internal Width	18.6	5.68
Internal Depth	30.5	9.3
Net Internal Area	SQ FT	SQ M
Ground Floor Retail Area	551.6	51.24

**LEASE**

The premises are held on a Full Repairing and Insuring lease from January 2011 for a term of 10 years

**RENT**

£18,000 per annum exclusive

**RATES**

We have been verbally informed by the local authority that the premises have a rateable value of £13,750

**VAT**

VAT may be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of E


 **VIEWINGS**

Andrew Huet

t: 01273 876268

e: ahuet@shw.co.uk

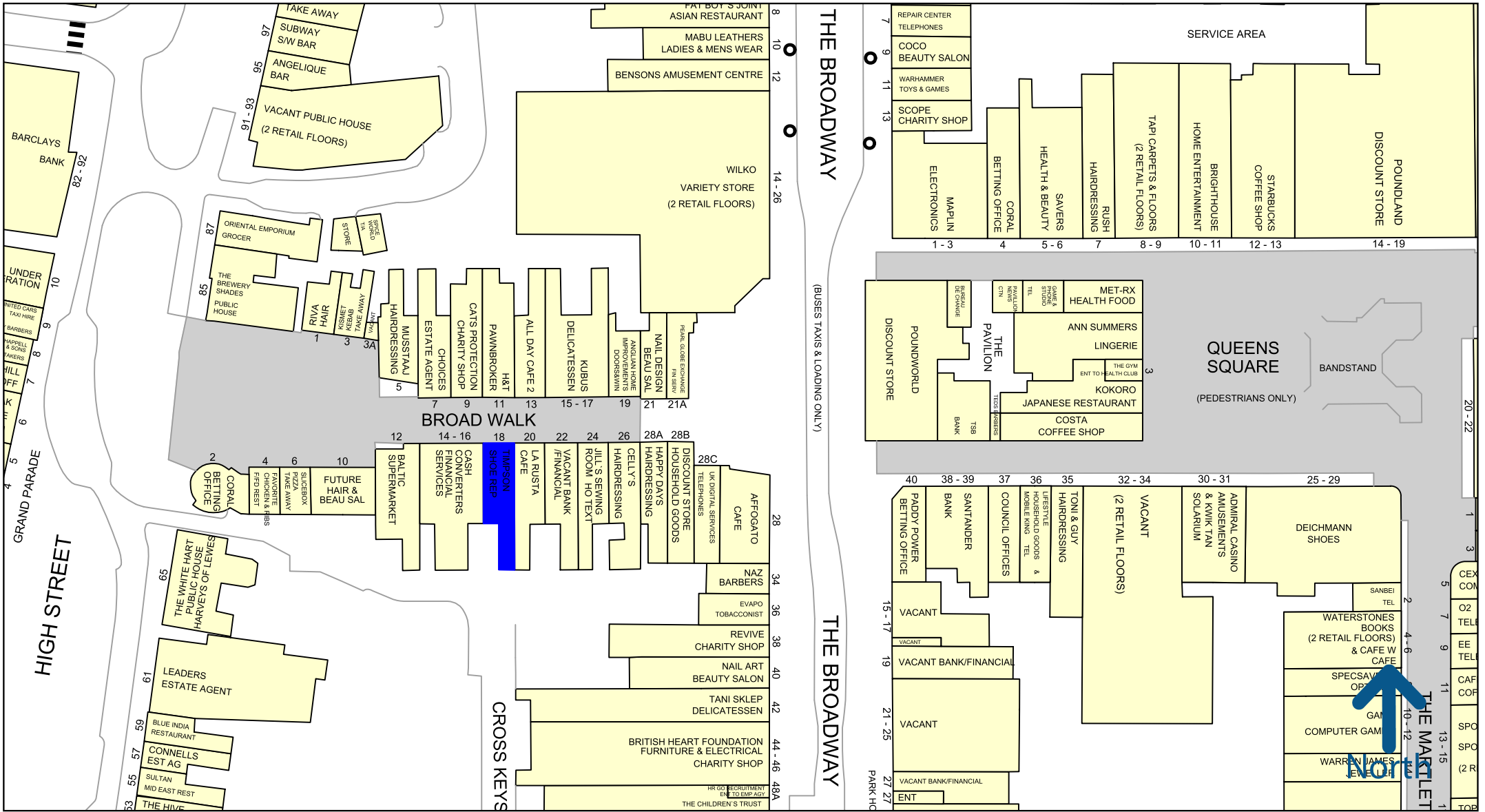
Richard Pyne

t: 01273 876213

e: rpyne@shw.co.uk

**SOCIAL**

Follow us on twitter @SHWProperty



THE BROADWAY

(BUSES TAXIS & LOADING ONLY)

THE BROADWAY

GRAND PARADE

HIGH STREET

CROSS KEYS

Experian Goad Plan Created: 15/05/2018  
Created By: Stiles Harold Williams



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011