

Rent | £14,000 PAX Plus VAT -

**RENT**

£14,000 PAX

RATES

We are verbally advised the rateable value is £16,750.

VAT

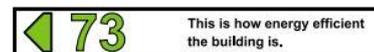
VAT will be chargeable on the terms agreed.

LEGAL COSTS

Both parties to be responsible for their own legal fees incurred in the transaction.

EPC

The property has an EPC rating of C.

**LOCATION**

The premises are located within the pedestrianised section of the High Street on its north side. Nearby retailers include Boots, Costa Coffee, Sainsburys, WH Smith, Superdrug & Card Factory.

DESCRIPTION

The premises are arranged over ground floor only and laid out to provide a modern open plan retail area with suspended ceiling, recessed lighting and is decorated and carpeted.

There are 2 air conditioning units which have not been tested.

ACCOMMODATION

The unit is currently arranged as follows:

	FT	M
Retail Area	589²	54.72 m²
Rear Store	150²	13.93 m²
Width	5.5	18'11"
Depth	10.6	34' 9"

**VIEWINGS**

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