

TO LET | £25,000 per annum exclusive



LOCATION

The property is situated in a prime high street location opposite Broadwalk which leads through to Queens Square, The Martlets, and County Mall Shopping Centre.

Nearby occupiers include Barclays Bank, KFC and Pizza Express.

DESCRIPTION

The property comprises a ground floor retail unit with a glazed shopfront window. To the rear are staff WCs and kitchen as well as customer WCs.

ACCOMODATION (NIA)

	SQ FT	SQ M
Ground Floor	958	89.03

RENT

£25,000 pax.

RATES

We have been informed by the local authority that the premise has a rateable value of £34,000.

TENURE

The premise is available by way of a new full repairing and insuring lease for a term to be agreed.

VAT

VAT may be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS

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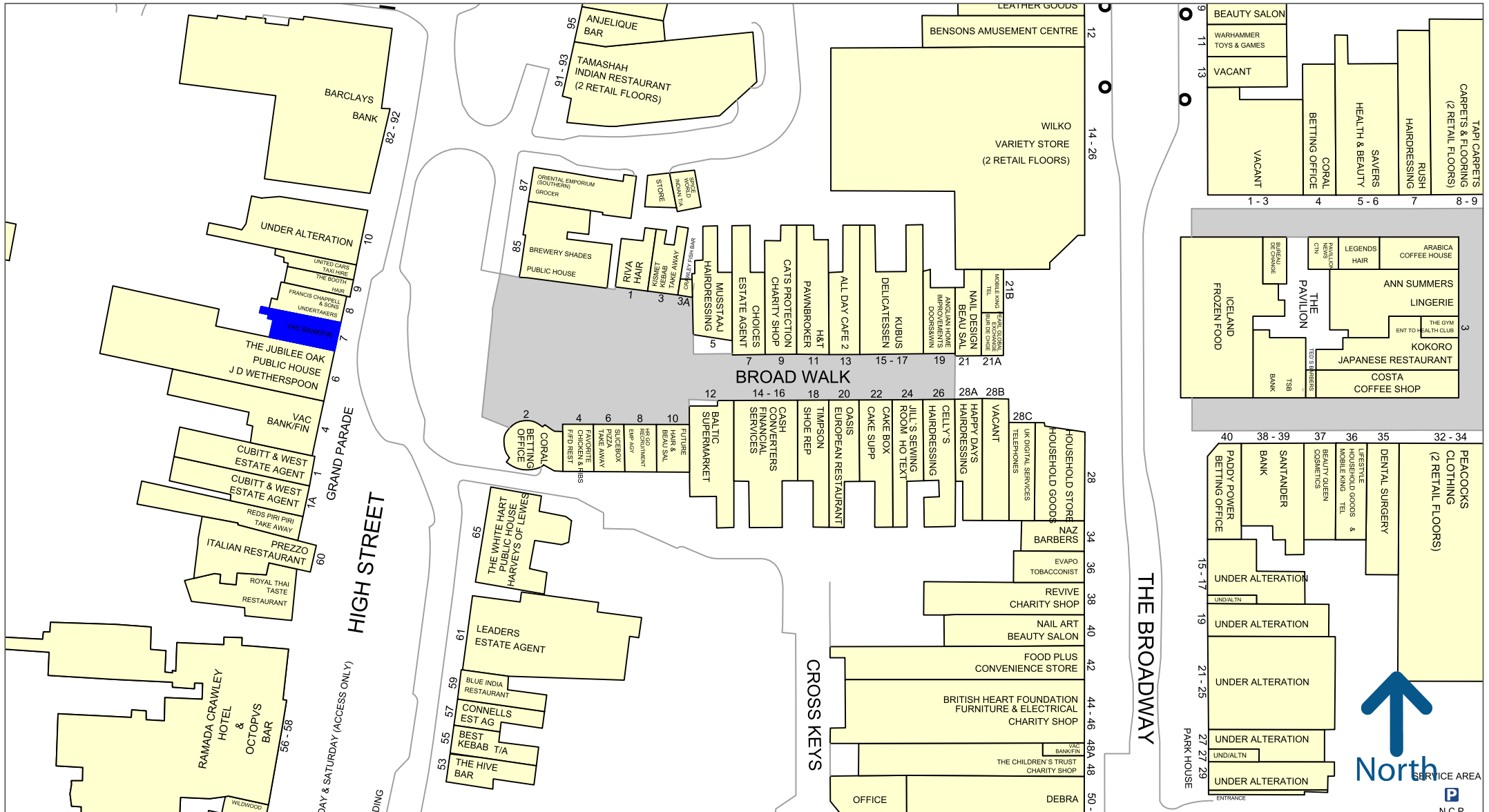
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Experian Goad Plan Created: 09/12/2020
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50 metres

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