

Location

The property is situated within a good secondary city centre position being opposite the 60,000 ft2 Primark store which also serves as an entrance to The Bridges Shopping Centre from High Street West. Nearby occupiers include Marks & Spencer, Ann Summers, Argos and Sports Direct. The site immediately adjacent is due to be redeveloped to provide a 120 bedrooomed Holiday Inn Hotel with leisure at ground floor. The location is shown on the attached Goad Plan.

Description

The property comprises retail premises on the ground floor with ancillary accommodation above over part of the first floor rear.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor			
Sales Area	Internal Width	12'7"	3.84
	Increasing to	16'11"	5.16
	Sales Depth	55'9"	16.99
	Sales Area	658	61.13
Stores		85	7.90
First Floor			
Store/Staff		257	23.88
WC's			
Externally			
Shared loading area to rear.			

Tenure

A new Lease is available at a commencing annual rental of **£15,000** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** yearly Rent Reviews.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- ✉ mario@lofthouseandpartners.co.uk
- ✉ alexa@lofthouseandpartners.co.uk
- ☎ **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

Description **£19,000**

The Uniform Business Rate for the Rates Year 2017/2018 is 47.9p. If necessary a written request should be made to the Local Authority for confirmation.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3579

Prepared

September 2017

EPC

Energy Rating E

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