Location
Maritime Street is a busy pedestrianised city centre retail location linking Blandford Street and Holmeside close to the entrance to The Bridges Shopping Centre and Debenhams Department Store. A number of National Traders are represented nearby including Home Bargains, TK Maxx and Greggs.

Description
The compact premises are arranged over ground and first floor.

Accommodation
The property briefly comprises as follows:-

				ft2	m2
Ground Floor		**ft**	**m**		
Sales Area	Internal Width	18'9"	5.71		
	Sales Depth	11'10"	3.60		
	Sales Area			222	20.62
First Floor					
Ancillary				191	17.74
Externally					
Shared yard					

Tenure
A new Lease is available at a commencing annual rental of **£8,500** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** 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:

Shop and Premises **£9,900**

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Due to Covid-19, businesses in the retail, hospitality and leisure sectors in England are exempt from business rates for the 2020 to 2021 tax year. Eligible properties include shops, restaurants, cafés, bars or pubs, cinema or live music venues, assembly or leisure properties - e.g. sports clubs, gyms and spa's, hospitality properties e.g., hotels, guest houses or self-catering accommodation.

Money Laundering Regulations
In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

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
C3718

EPC
Energy Rating E

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