

DEAL - 41 HIGH STREET

Prime Shop to Let

M&S **mre** McMULLEN
REAL ESTATE
EST. 1884

LOCATION

The premises occupy a prominent position on prime High Street close to Waterstones, Boots, M&Co, Costa Coffee and Starbucks.

ACCOMMODATION

The property is arranged over ground and first floors providing the following approximate gross internal floor areas:

| | Sq ft | Sq m |
|--------------|---------------|----------------|
| Ground Floor | 9,310 | 864.9 |
| First Floor | 7,930 | 736.7 |
| Total | 17,240 | 1,601.6 |

TENURE

These premises are available by way of a new sublease for a term to be agreed at a rent of £89,500 pax.

RATES

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value £87,500

UBR Rate (2019/20) 50.4p

Rates Payable £44,100

(Interested parties are advised to make enquiries with the Local Authority)



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LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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Important Notice

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