



Location

Located prominently on Prospect Street, the property benefits from a large, affluent catchment and a busy passing footfall.

Nearby occupiers include Waitrose, J.D Wetherspoon and Waltons Jewellers.

Accommodation

Ground Floor	855 sq ft	79.46 sq m
Total	855 sq ft	79.46 sq m

Lease Term

The property is available by way of an existing lease expiring on 12th July 2020.

Rent

£24,000 per annum exclusive.

Rates

Rateable Value	£11,250
Rates Payable (2016/17)	£5,591

Interested parties are advised to make their own enquiries to the Local Authority to confirm this information.

Planning

It is believed that the property currently benefits from A2 planning consent although interested parties are advised to make their own enquiries.

Energy Performance Certificate

Available upon request.

Costs

Each party is to be responsible for their own legal cost incurred in the transaction.

Contact

Jamie Lyons
+44 (0)20 7317 3729
jlyons@klmretail.com

