



Location

The subject property occupies an excellent 100% prime position on the pedestrianised High Street. It is in close proximity to both High Chelmer and the new Bond Street development.

Nearby occupiers include Debenhams, Marks and Spencer, McDonald's and H&M. Further information and floor plans are available upon request.

Accommodation

Ground Floor Sales	1,181 sq ft	109.76 sq m
First Floor Ancillary	473 sq ft	43.96 sq m
Second Floor Ancillary	497 sq ft	46.19 sq m
Total	2,151 sq ft	199.91 sq m

Lease Term

Available by way of a new FR&I lease, with 5 yearly upward only rent reviews.

Contact

Dominic Brady
+44 (0)20 7317 3726
dbrady@klmretail.com

Jack Hesketh
+44 (0)20 7317 3731
jhesketh@klmretail.com

Rent

£70,000 per annum exclusive.

Rates

Rateable Value	£86,000
UBR	0.493 (2018/19)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Energy Performance Certificate

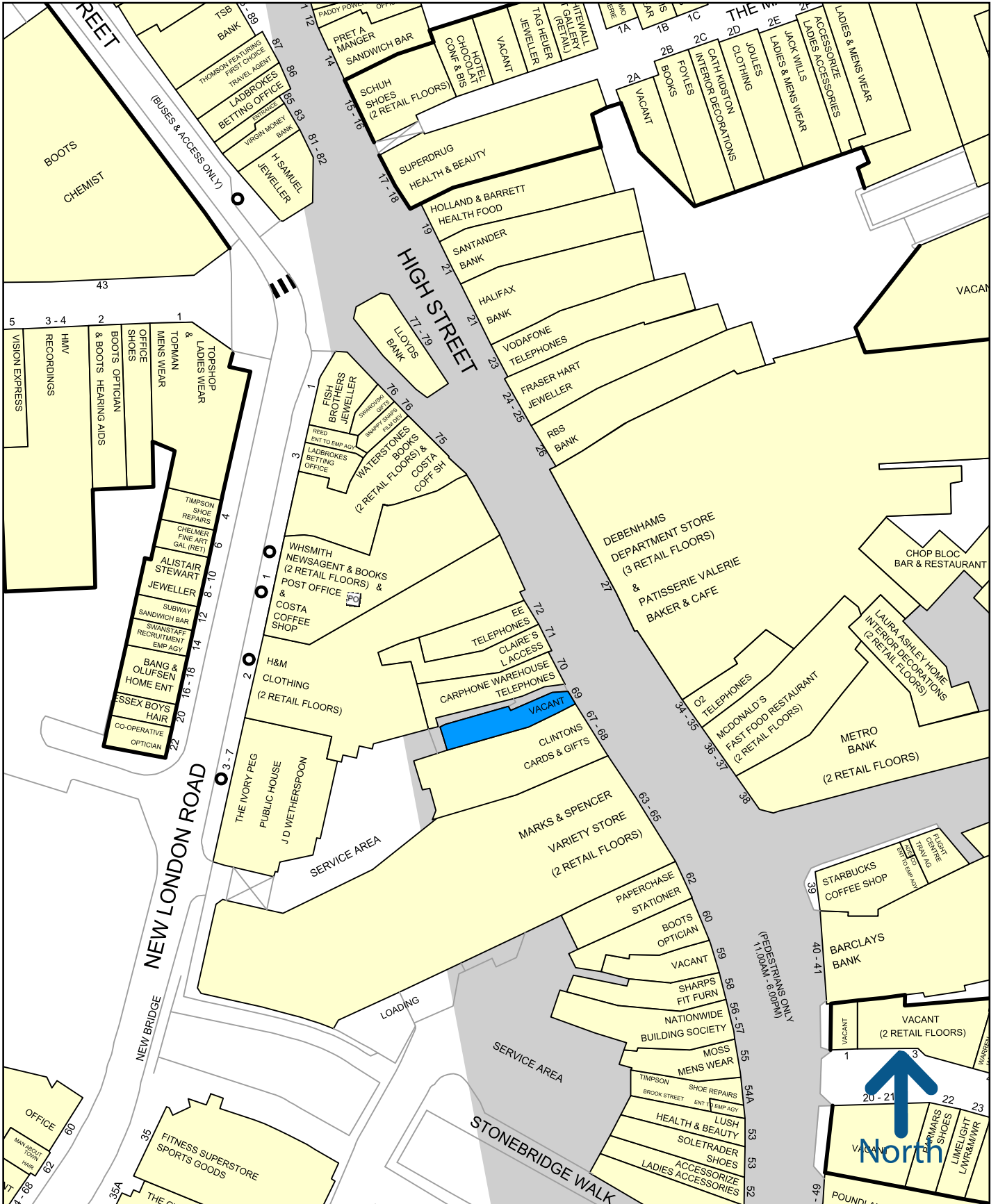
D - 92. Certificate available upon request.

Costs

Each party to bear their own.

Or through our joint agents

Jones Lang LaSalle
020 7493 4933



50 metres

Experian Goad Plan Created: 25/01/2018
Created By: Kitchen LaFrenais Morgan

