

Location

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Accommodation

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Ground Floor Sales	433 ft ²	40 m ²
Lower Ground Floor	315 ft ²	29 m ²
Total Accommodation	745 ft²	69 m²

Terms

The premises are held on a full repairing and insuring lease for a term of 10 years from 24 June 2019 at a current passing rent of **£25,000** per annum exclusive with rent reviews on the 5th anniversary. The premises may be elected for VAT and therefore VAT may be payable on terms quoted.

Each party is to be responsible for their own legal fees.

Premium

Premium is required and Price is Available on Application for the leasehold interest & goodwill.

EPC To be assessed

Rateable Value £21,250

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**

services not tested
all measurements are approximate

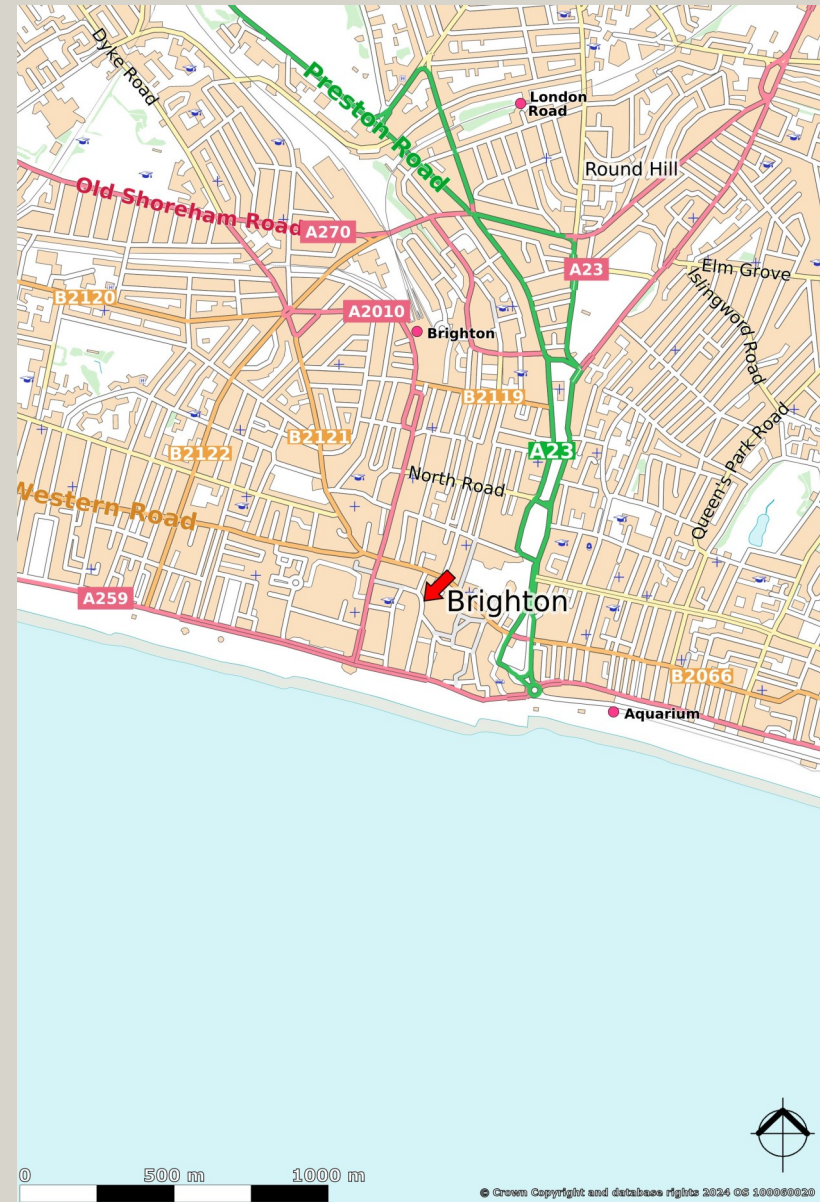
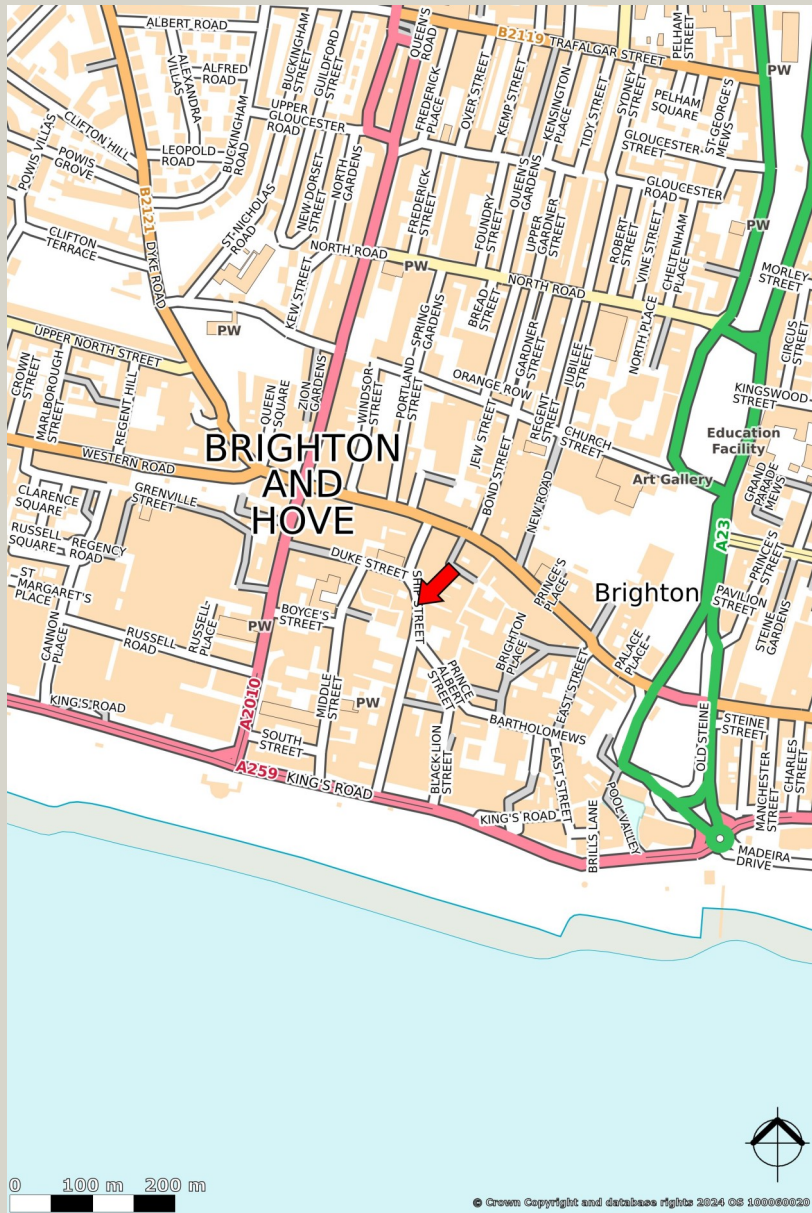


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