

# TO LET

## RETAIL



- Location: prominent town centre retail position on busy High St close to main town centre car parking areas.
- Grade II period retail frontage to the popular thoroughfare.
- Ground floor retail areas ready for occupier fit out.
- Staff kitchenette & WC facilities to basement level.
- Local retailers: Waitrose, WH Smith, Post Office, Costa, Boots, Tesco Extra, etc.
- VAT: not applicable.
- Service Charge: levied for maintenance of common parts.
- Use Class: E.

- Ground Floor Retail: 592 sq ft (55.01 sq m)
- Basement Areas: 302 sq ft (28.03 sq m)
- **Total: 894 sq ft (83.04 sq m)**

- Rent: £18,500 pax leasehold.
- Business Rates: small business/retail relief for qualifying occupiers.
- Energy performance rating: C.

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