

## LOCATION

The Unit is centrally located in a prime location on Eastgate and has a sunny aspect.

Having a no-step access to the street, this shop has an imposing frontage leading to a fully-fitted ground floor shop unit.



## SITUATION

The Unit is surrounded by established Retailers including Debenhams, Jo Malone, Jack Wills, Hobbs and Fat Face.

## TURNOVER LEASE

Subject to the surrender of an existing Lease to Vodafone, the property is to be let on a new effective fully repairing and insuring Lease for a term of years to be agreed, subject to 5 yearly upwards rent reviews.

## RENT

£87,500.

## PLANNING

The property is located in a Conservation Area and is Grade II Listed. All interested parties to make their own enquiries.

## LEGAL COSTS

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

## EPC

As the property is Grade II Listed, an EPC is not required.

## Accommodation

Sales	675 sq ft	62.7 sq m
Potential Extra Sales	209 sq ft	19.4 sq m
Ground Floor Sales	154 sq ft	14.3 sq m
First Floor Sales	733 sq ft	68 sq m

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

## Business Rates and Service Charge

Rateable Value (2017)	£94,000
Rates Payable (2019/20)	£47,376
Uniform Business Rates (2019/20) (exclusive of water & 0.504 pence sewerage)	
Service Charge	TBC

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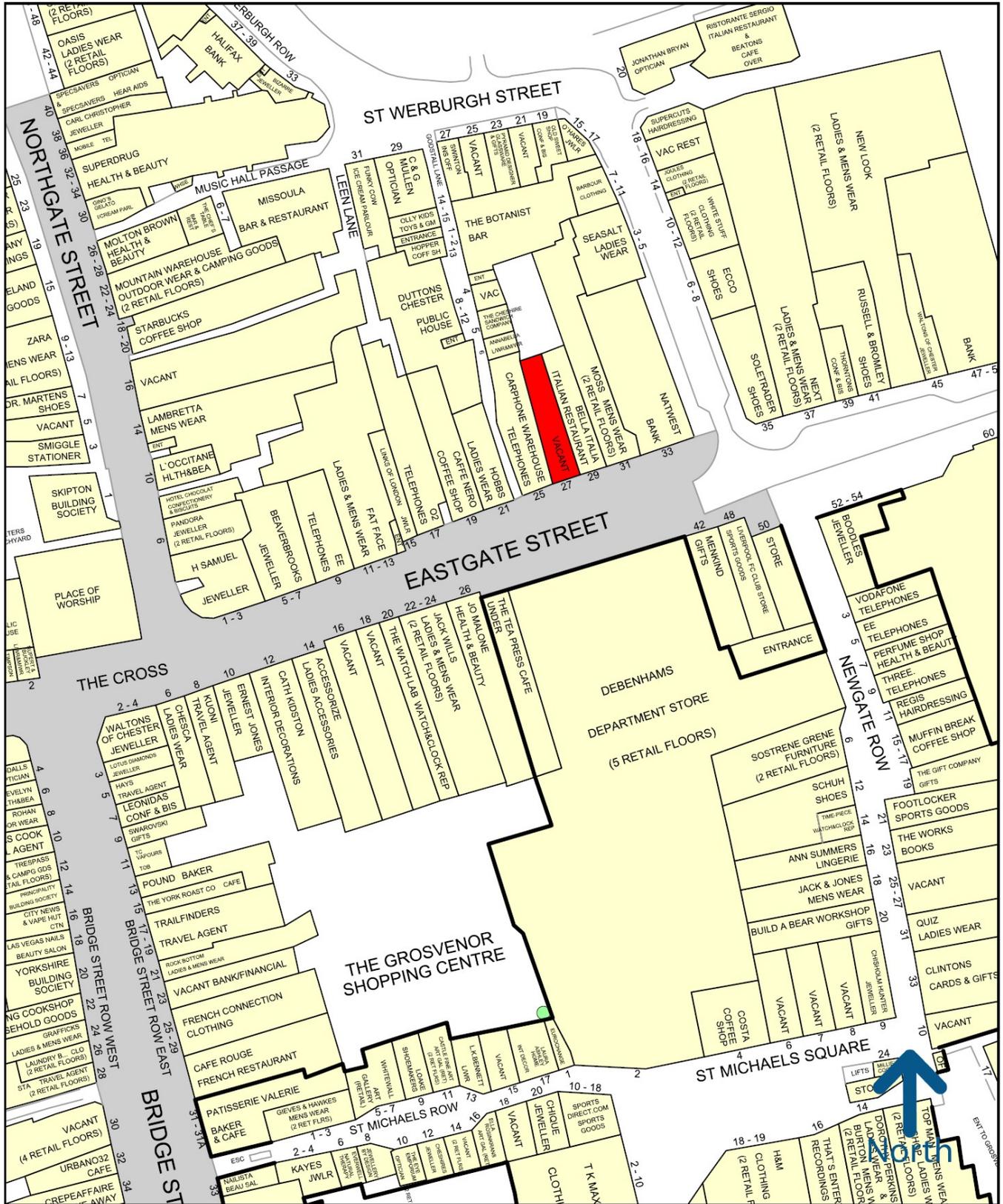
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