



APPROXIMATELY 1141 SQ FT

Description

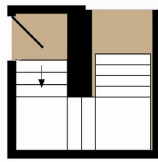
A four storey attractive Listed building over the first and second floor directly fronting the Market Place with the first floor offering 491 sq ft of space and the second floor offering another 650 sq ft.. The property would suit office use, or possibly retail or leisure (subject to planning).

Own private entrance lobby and staircase which offers the opportunity to create a bespoke business. Redeveloped to offer modern fixtures and fittings with a combination of wall and ceiling mounted spot lights, plastered and painted walls, carpet throughout the entire space, central heating and an intercom system. Further benefits include a dedicated fitted kitchen facility and separate male and female WC's. AN OPPORTUNITY NOT TO BE MISSED.

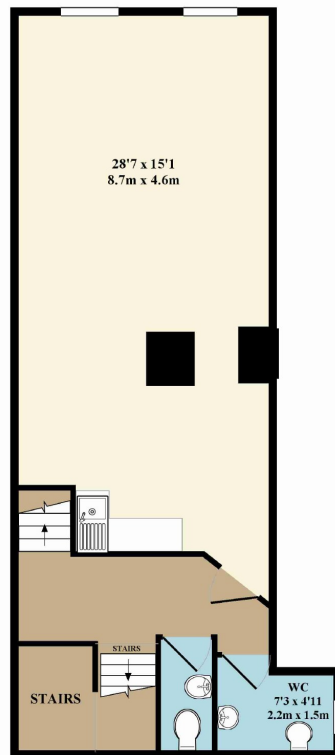
Incentives may be available

RETAIL/OFFICE USE

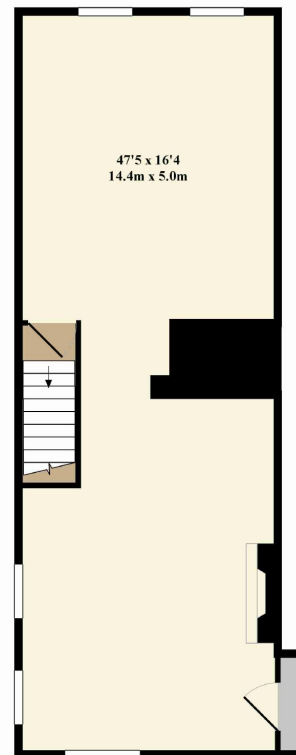
£11,500
Per annum



ENTRANCE FLOOR
APPROX. FLOOR
AREA 69 SQ.FT.
(6.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

Proceeding through the Market Place, the premises are clearly visible and identified with our "to let" board with frontage over the Market Place above Thomson travel agents.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated. Incentives may be available.

Rateable Value

Rateable Value: £8,100

Uniform Business Rate for 2017/17 £0.479.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised

to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

Services

All mains services are connected to the property.

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