



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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£36,000 P/A

- Class E Premises
- New Lease
- Prominent Location
- No Premium
- 764 Sq. Ft



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



RETAIL PREMISES

About The Property...

This Class E premises offers 764 Sq. Ft of internal floor area, made up of a mainly open plan retail area in addition to additional store room, office, kitchenette and WC to the rear , and is set amongst a well established selection of High Street operators such as Costa Coffee, Sports Direct and Pret-A-Manger .

Being offered as a brand new lease, terms are to be negotiated and viewings are strictly by appointment only.

Lease Term

New Lease being offered

Floor Area

71 Sq. M / 764.23 Sq. Ft

B. Rates

Rateable Value - £16,750

Estimated Rates - £8,358.25

EPC Rating

C/65

