



HALSTEAD ROAD, KIRBY CROSS, CO13 0LN

£4,500 PER ANNUM

Located along a busy main road in Kirby Cross. this retail space is offered on an assignment of existing lease with approximately 5 years remaining. The office is offered in good internal order and includes a space at the back with WC and storage. Contact the office to express interest.

- Available Now
- Full Repair And Insurance Lease
- EPC-E
- 5 year Lease Remaining
- No Business Rates
- Rent Paid Quarterly
- All Electric

Front Space

Tiled flooring. Currently has wall wracking and a desk, this can stay but a price will need to be discussed. If they are not needed then they can be removed. Double glazed windows to the front. Fully double glazed UPVC door.

Back Space

Tiled flooring. Cupboards low and high level with rolled work top. Under counter fridge which will stay. Stainless steel double sink. Access to WC.

Terms

Existing lease- 5 years remaining (November 2029)

Full repair and Insurance lease

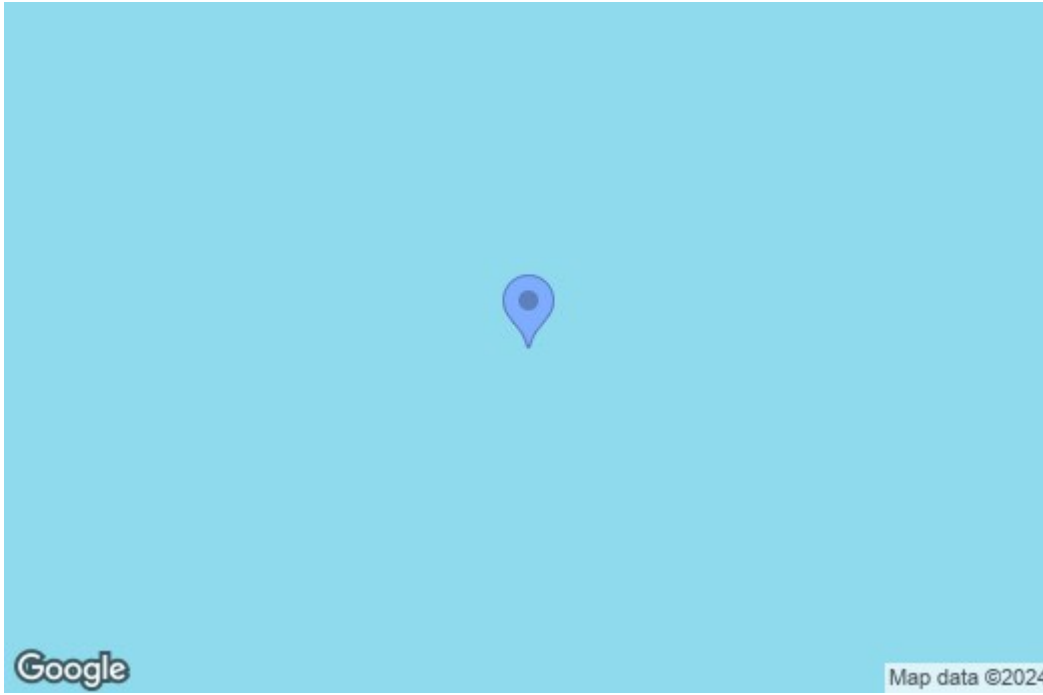
Rent paid quarterly- £1125

Deposit- £1125

£120 insurance- yearly

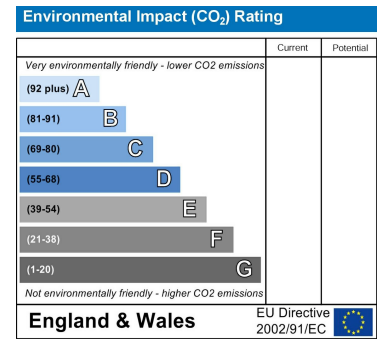
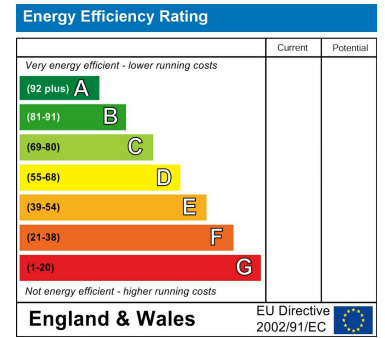


Map



Floorplan

EPC Graphs



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.