



Location

The property is located on Prince of Wales Road, which is the main thoroughfare from the city centre and Tombland to the Riverside complex and train station. The area is a mixture of bars, offices, and residential accommodation and within easy walking distance to the main shopping areas of Chantry Place and Castle Quarter.

Description

The property is arranged over ground floor only, with an approximate net internal floor area of 1,000 sq ft. Nearby occupiers include Handelsbanken, Hays Recruitment, Gilson Bailey Estate Agents and a number of independent retailers.

Accommodation

Ground floor sales 1,000 sq ft (92.9 sq m)

Tenure & Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£15,000 per annum exclusive

Legal Costs

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

Service Charge

There will be a service charge in relation to the Landlord's expenditure for the upkeep and repair of external areas.

Rates

The property is assessed as part of a larger hereditament and will need to be re assessed.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (85). A full copy of the certificate is available upon request.

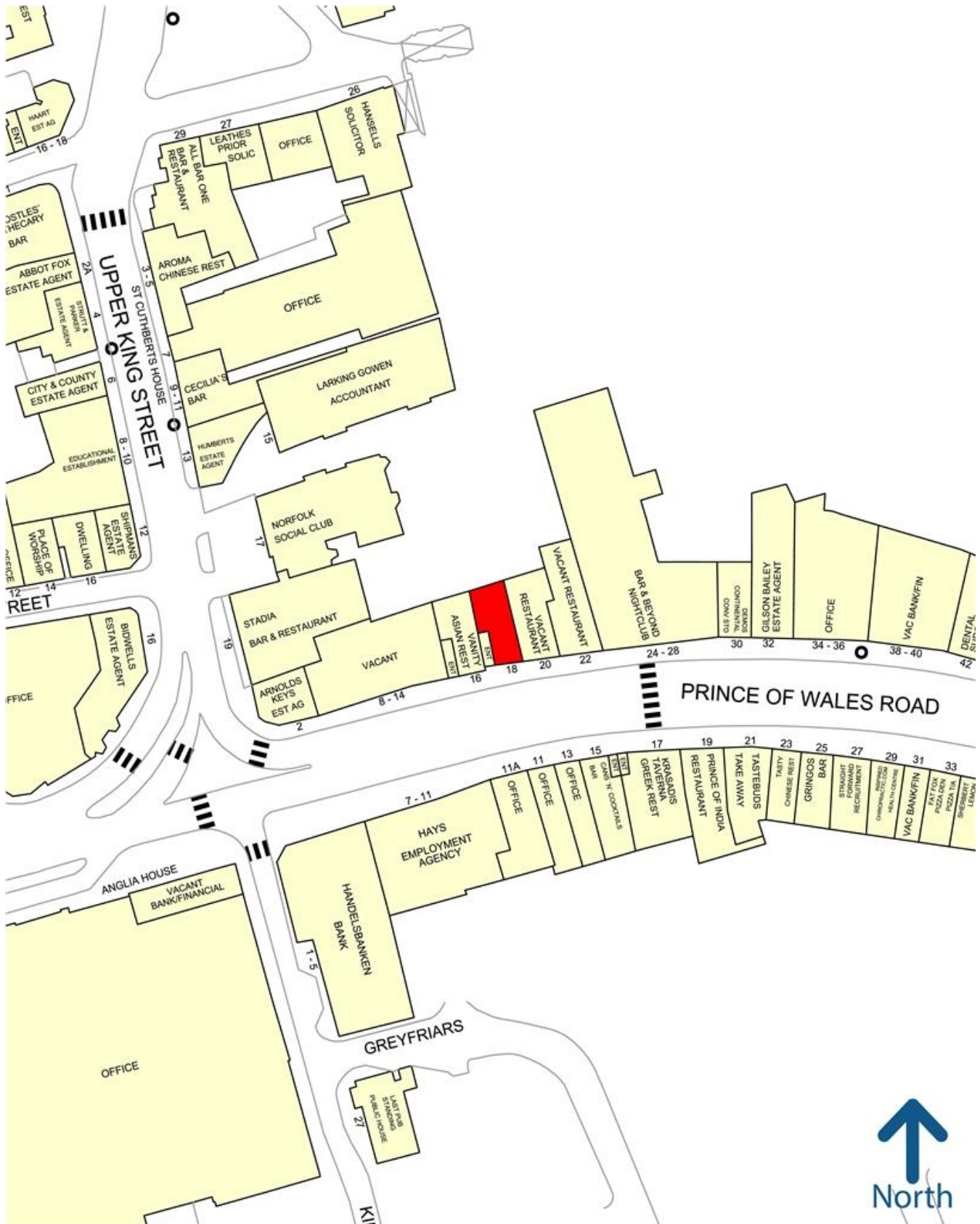
Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340
 benc@rochecs.co.uk

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
 samk@rochecs.co.uk

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.

IMPORTANT NOTICE
Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:
a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property