

**TO LET**

SMALL REFURBISHED OFFICE  
250 SQ FT



**LOCATION**

Located on in a central position on Church Street West amongst other, similar commercial uses.

**DESCRIPTION**

A small, fully refurbished office with kitchen and WC facilities. The specification includes laminate flooring, plastered walls and ceiling. There are modern units in the kitchen.

**LEASE TERMS**

The space is available by way of a new fully repairing and insuring lease for a term to be agreed between the parties.

**RENTAL**

£5,500 per annum

**SERVICES**

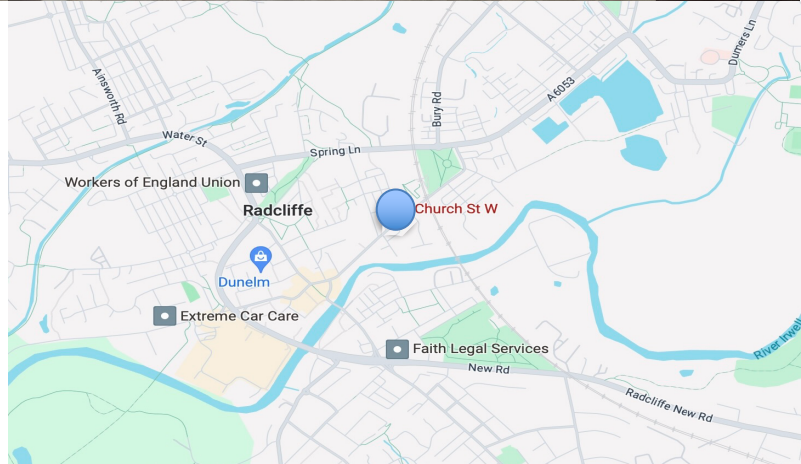
The tenant will be responsible for discharging the costs of all services.

**RATES**

RV: £3,050. Since the RV is below £12,000 you will be able to apply for Small Business Rates Relief which is awarded at the local authority's discretion.

**VIEWINGS**

By arrangement with Equinox



**VIEWINGS AND FURTHER  
DETAILS:  
ROBERT TIMSON**  
07921 057840  
robert@equinoxproperties.co.uk



**MISREPRESENTATION ACT:** "Equinox Properties Limited for themselves or any joint agents of this property whose agents they are given notice that 1. The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Equinox Properties Ltd or any agents have any authority to make or give any representation or warranty whatever in relation to this property. 4. All rentals and prices are quoted exclusive of VAT"