



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

**Contact Us:**

02072 490272

**E-mail us:**

sales@michaelnaik.com

**Visit our website:**

www.michaelnaik.com

**£36,000 P/A**

- Class E Premises
- Assignment of Lease Until 2029
- 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 assignment of lease until October 2029, terms are to be negotiated and viewings are strictly by appointment only.

### Lease Term

Assignment of lease until October 2029

Lease inside Landlord & Tenant Act

### Floor Area

71 Sq. M / 764.23 Sq. Ft

### B. Rates

Rateable Value - £16,750

Estimated Rates - £8,358.25

### EPC Rating

C/65

