



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us:

02072 490272

E-mail us:

sales@michaelnaik.com

Visit our website:

www.michaelnaik.com

- Ground Floor & Basement Premises
- Class E Premises
- Lease Assignment
- Great Location

£20,000 PER ANNUM

About The Property...

This Class E premises, arranged over ground floor and basement and place within a small, mixed parade just a short walk from Church Street and conveniently placed for access to the A10 and public transport.

Benefiting from a glazed frontage into the ground floor which is an open place space with boarded floors, and leads down to a utility area and W/C, and then into the basement level which is a fully useable space with fully tiled floor, and a bespoke, timber and glass partition in addition to a further storage room .

Lease Terms

Assignment of Lease from 2025 to 2031

Rent Deposit - 3 Months

Incoming Tenant To Bare Landlord Legal Costs (capped at reasonable amount)

Next Rent Review - 2028

Full Repairing & Insuring Lease

Inside Landlord & Tenant Act

Business Rates

Rateable Value (April 2026) - £13,250

Rates Payable - £6,611.75

