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Bedroom



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Bathroom





**\*\*\* PROMINENT HIGH STREET Premises with TWO Parking SPACES \*\*\***  
**SUPERB Location next to CARPARK and VIBRANT SQUARE \*\*\***  
**MULTIPLE Possibilities: DANCE or FITNESS, Coffee Shop or FOOD**  
**OUTLET (Subject to Planning) \*\*\* VIRTUAL VIEWING \*\*\* Email NOW**  
**with any Questions \*\*\***

**\*\*\* PROMINENT HIGH STREET Premises with TWO Parking SPACES \*\*\* SUPERB Location next to CARPARK and VIBRANT SQUARE \*\*\***  
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## **PROPERTY DESCRIPTION**

### **SHOWROOM 1**

(10.77m x 6.30m) x3 Large Georgian panel glazed DISPLAY windows to the front elevation and single Georgian panel glazed door, two electric heaters. Step up and door through to: -

### **SHOWROOM 2**

(5.38m x 7.06m) x2 Georgian panel glazed windows to the front elevation, two electric heaters. Door through to: -

### **ROOM 3**

(3.02m x 7.04m) x1 Georgian panel glazed window to the front elevation, electric heater.

### **INNER HALLWAY**

(6.10m x 2.92m) Roof skylight, rear EXIT door, two electric heaters. Doors to: -

### **TWO CLOAKROOMS**

Low-level w.c. and sink to both.

### **KITCHENETTE**

(1.98m x 2.95m) Window to side elevation, fitted with base unit and work surface over, inset sink.

### **DEPOSIT**

The Deposit is x3 Months' Rent (plus VAT)

## **SERVICE CHARGES and MAINTENANCE**

There is a service charge of £1,951.44 per annum.

All internal maintenance, windows, doors and signage (subject to planning approval (Grade II listed building)) are the responsibility of the Tenant.

## **LEGAL COSTS**

The Tenant will be responsible for all related legal costs with regard to the contract and any other legislative requirements throughout the duration of the contract.

**Please EMAIL To VIEW or ask any QUESTIONS**

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Prospective Purchasers | Tenants | Licensees are strongly advised to undertake their own assessment to satisfy themselves by inspection

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