



 0
Bedroom

 1
Bathroom



Approx. 1,173 sq. ft | New FRI Lease | £16,422 per annum

This prominently positioned retail premises occupies a highly visible corner location just off **High Street**, at the junction with **Duckworth Lane**, benefiting from strong footfall and excellent passing trade.

Accommodation

Previously used as an Asian clothing retail shop, the premises offer flexible accommodation suitable for a variety of uses. The layout briefly comprises:

- **Ground Floor Retail Area:** approx. **738 sq. ft** Open-plan space ideal for retail, showroom, or service-based businesses.
- **Basement Level:** approx. **435 sq. ft** Additional storage or workspace with the benefit of a **WC**.

Total Approximate Floor Area: 1,173 sq. ft

Features & Services

- **Mains electric, water, and drainage**
- **No gas supply available on site**
- **Full lockable shutters** to the frontage

Lease Terms

- Available on a **new Full Repairing & Insuring (FRI) lease**
- **Term:** Years to be agreed
- **Rent:** **£16,422 per annum**, payable **quarterly in advance**

Business Rates

- **Rateable Value:** £10,750 (Interested parties should make their own enquiries with the local authority.)

Legal Costs

- Each party to be responsible for their own legal costs.

Viewing & Enquiries

For further information or to arrange a viewing: **Email:** lettings@keyinproperties.co.uk **Tel:** 01274 8584457

Ground Floor Main Shop Unit *738 sq. ft.*

Basement Unit *435 sq. ft.*

