

### Location

The Gracechurch Centre is the prime retail pitch in the town, anchored by Marks & Spencer, House of Fraser, BHS and Boots and also provides the town's main 890 space car park. The property is located fronting the pedestrianised parade adjacent to Pandora and Boots and close to Marks & Spencer and BHS.

### Accommodation

Ground Floor	839 sq ft	77.97 sq m
First Floor Ancillary	728 sq ft	67.66 sq m
Basement Ancillary	196 sq ft	18.22 sq m
<b>Total</b>	<b>1,763 sq ft</b>	<b>163.85 sq m</b>

### Rates

Rateable Value	£44250
Rates Payable 136	£21815
UBR	0.5 p/£

### Energy Performance Certificate

136

### Lease Term

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed at a rent of £50,000 per annum exclusive.

### Lease Type

New Lease

### Legal

Each party is responsible for their own legal costs incurred in the transaction.

### Service Charge

£6,922 per annum

### Contact

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### Or through our joint agents

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