



### *Location*

The subject property is located in a 100% prime position directly opposite the Tunsgate Quarter and is one of the most prominent buildings on the high street with a return frontage to Market Street. The shop is situated in the heart of the cobbled pedestrianised high street and therefore benefits from exceptional footfall.

The subject property is in close proximity to notable occupiers such as Mappin & Webb, Space NK and is adjacent to Jo Malone and Lululemon.

### *Accommodation*

Ground Floor	635 sq ft	59.01 sq m
First Floor Sales/Storage	616 sq ft	57.25 sq m
Second Floor Staff/Storage	384 sq ft	35.69 sq m
<b>Total</b>	<b>1,635 sq ft</b>	<b>151.95 sq m</b>

### *Rent*

Rent on application.

### *Rates*

Rateable Value	£125,000
UBR	0.512 (2021/22)

Government rates relief may apply to this property as follows: 66% relief until March 2022.

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

### *Lease Term*

Available on a new FRI lease for a term to be agreed.

### *Energy Performance Certificate*

Available upon request.

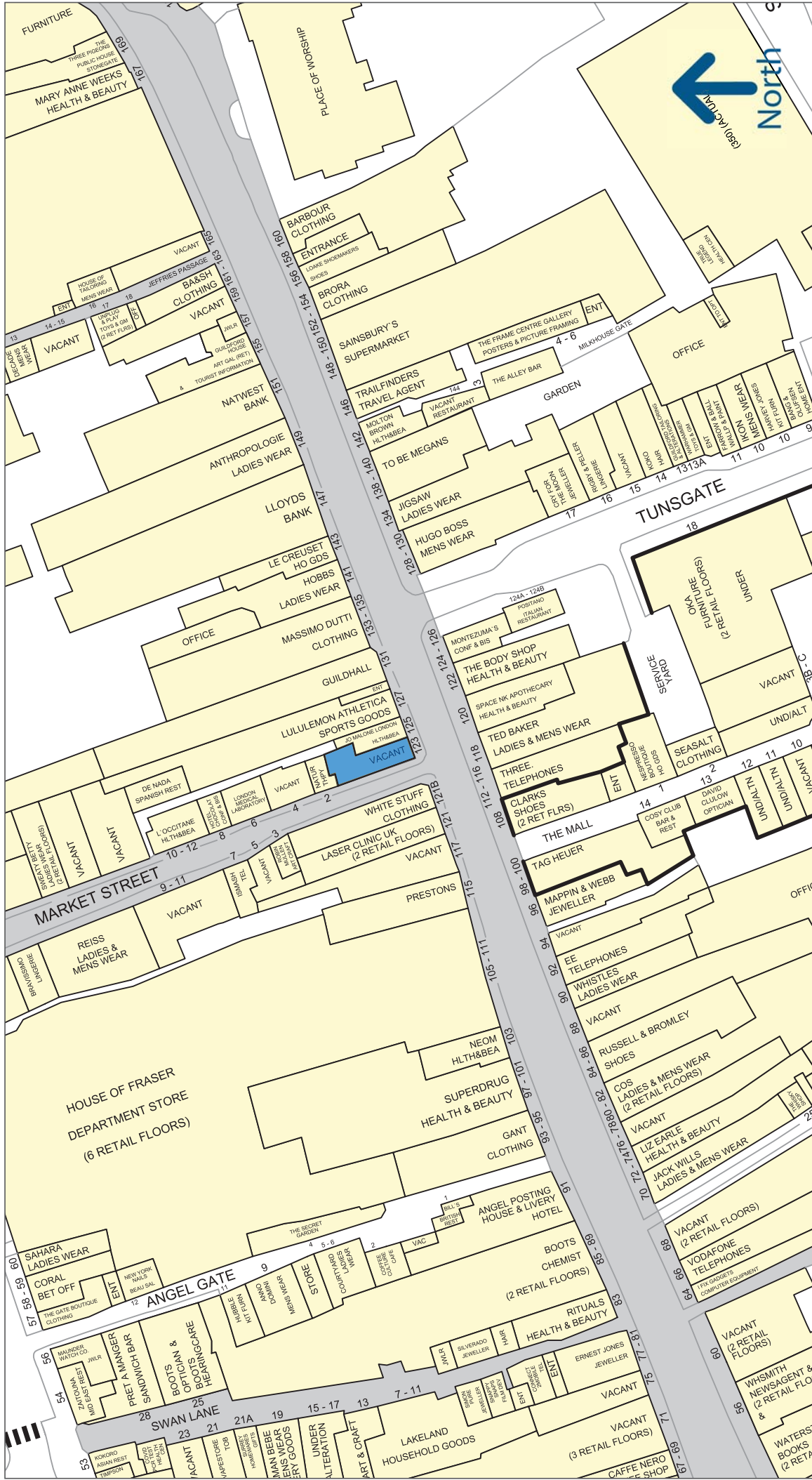
### *Viewing*

Viewings are to be arranged in advance via Sole Agents KLM Real Estate.

### *Contact*

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50 metres