



Location

The unit occupies a busy location on the pedestrianised High Street. There are a wide range of national multiple retailers located nearby including Boots, Holland & Barrett, River Island, Pandora and McDonalds. Access to the award-winning Cornhill Quarter where Cosy Club, Whistles, 200° Coffee, Lakeland, Everyman Cinema, The Botanist etc are located is diagonally opposite.

Accommodation

Ground Floor	2,795 sq ft	259.76 sq m
First Floor	2,373 sq ft	220.54 sq m
Second Floor	958 sq ft	89.03 sq m
Third Floor	541 sq ft	50.28 sq m
Total	6,667 sq ft	619.61 sq m

Lease Term

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Rent

Offers invited.

Rates

Rateable Value	£102,000
UBR	0.512 (2022/23)

Government rates relief may apply to this property - interested parties are advised to make their own enquiries with the Local Planning Authority to confirm their exact liabilities and any transitional relief.

Costs

Each party is to bear their own costs in the transaction.

Energy Performance Certificate

D-80.

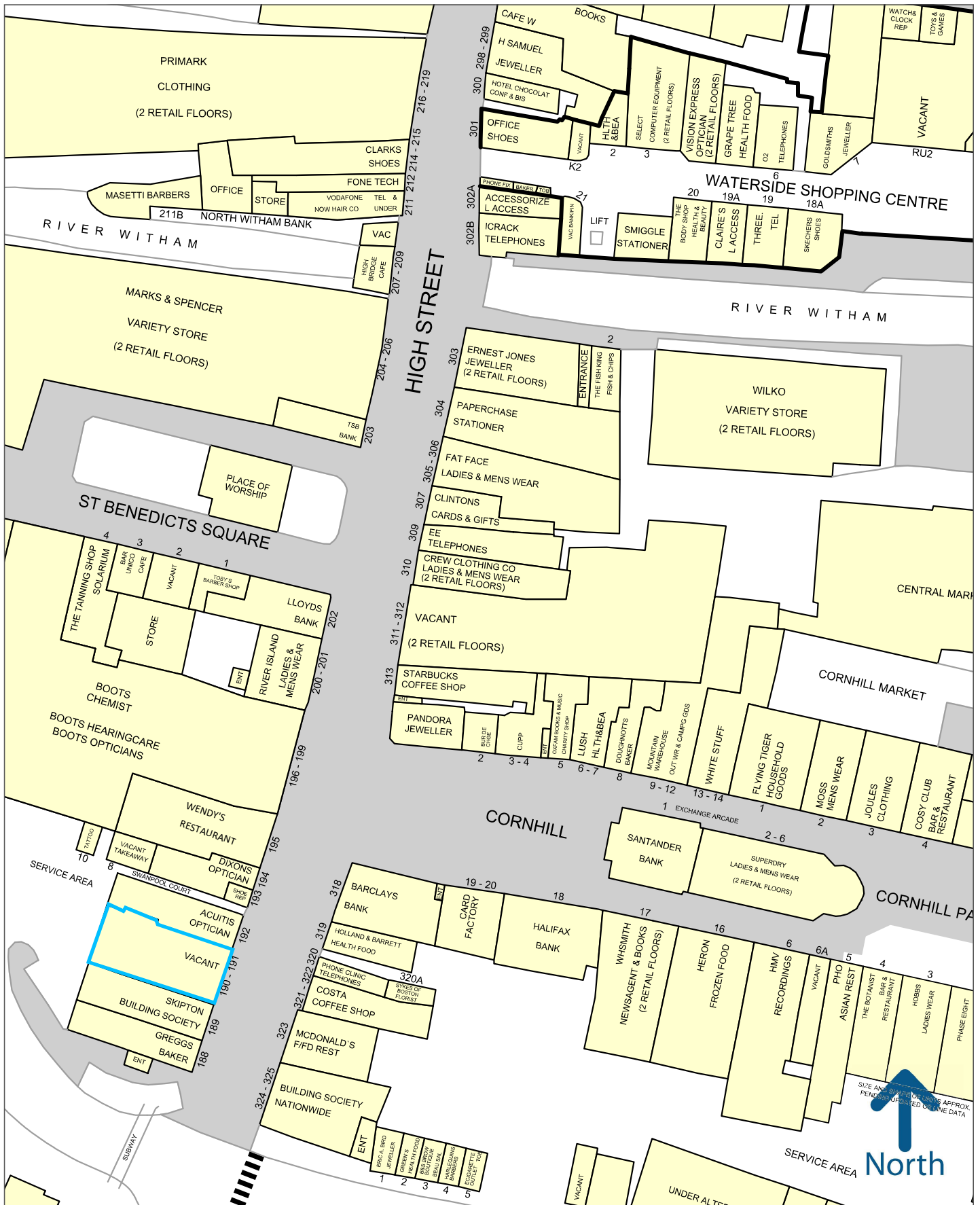
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50 metres

Experian Goad Plan Created: 05/12/2022
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