

Location

The property is prominently situated at the junction of Fawcett Street and High Street West immediately opposite Royal Bank of Scotland and close to Yorkshire Building Society. Other nearby occupiers of note include Co-op Bank and Flannels. The location of the property is shown on the attached Goad plan.

Description

The premises are self-contained accessed from an entrance located on High Street West offering rarely available open plan office space arranged over 2 floors. The first floor benefits from air conditioning and both floors are DDA accessible via a stair lift. Part of the second floor is let to Pearson Driving Test Centre and is therefore excluded.

Accommodation

The property briefly comprises as follows:-

| | ft2 | m2 |
|---------------------|-------------|---------------|
| First Floor | | |
| Offices NIA | 5605 | 520.70 |
| Second Floor | | |
| Offices NIA | 2164 | 201.04 |
| Total | 7769 | 721.74 |

Tenure

A new Lease is available at a commencing annual rental of **£55,000** for a term of years to be agreed on an effective FRI basis.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.lettingbusinesspremises.co.uk

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- ✉ mario@lofthouseandpartners.co.uk
- ✉ alexa@lofthouseandpartners.co.uk
- ☎ **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

| | |
|--------------------------|----------------|
| First Floor | £32,250 |
| Part Second Floor | £10,500 |

The Uniform Business Rate for the Rates Year 2017/2018 is 47.9p (Rateable Value above £18,000) and 46.6p (Rateable Value below £18,000). If necessary a written request should be made to the Local Authority for confirmation.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3602

Prepared

November 2017

EPC

Energy Rating DC

Internal Photo



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