LOCATION
The unit is located within the covered Meads Shopping Centre within close proximity to many multiple retailers including Wilko, F Hinds, Superdrug, Vue, Hancock’s and Prezzo.

ACCOMMODATION
The unit is arranged on ground and first floor having the following approximate areas:
- Ground Floor 222.9 m² 2,399 ft²
- First Floor 117.2 m² 1,262 ft²

These areas have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (5th Edition).

RENT
On application.

LEASE
New full repairing and insuring lease.

SERVICE CHARGE
The current annual service charge is £23,730 per annum exclusive of VAT.

LEGAL COSTS
Each party is to be responsible for their own legal costs.

BUSINESS RATES
We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

- Rateable Value £29,000
- Rates Payable 2017/2018 £13,891

Interested parties are advised to make their own enquiries of the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE
C74. A full copy of the EPC is available at www.epcregister.com

VIEWING
All arrangements to view the premises are strictly by prior arrangement through Wrather Property or via our joint agents GVA.

CONTACT
- Stephen Wrather, Wrather Property
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  M 07770 855813
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- David Hooper, GVA
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SUBJECT TO CONTRACT September 2018

Misrepresentation Act 1967
These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Interested parties must satisfy themselves by inspection or other means as to the correctness of these details.