



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.

Nearby occupiers include Jo Malone, Lululemon, Mappin & Webb, Space NK, Molton Brown, Le Creuset and Anthropologie.

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
Total	1,635 sq ft	151.95 sq m

Lease Term

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

Rent

£90,000 per annum exclusive.

Rates

Rateable Value	£73,000
Rates Payable	£31,390 per annum
UBR	0.43 (2026/27)

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

VAT

VAT is applicable at the prevailing rate.

Energy Performance Certificate

A copy of the certificate is available on request.

Viewing

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

Contact

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