

**REFURBISHED GROUND FLOOR
RETAIL UNIT, WOULD SUIT A
VARIETY OF USERS**

£14,000 PA

Description

A newly refurbished ground floor retail unit offering open plan retail space with a single frontage facing onto North Street.

The unit offers a long and narrow space which has been neutrally decorated throughout with LED spot lighting and a rear WC. The property has been left in a shell condition to allow a tenant to undertake their own fit out including their own choice of flooring.

The space would suit a large variety of users and incentives would be available to negotiation.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: TBC.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

Legal Costs: Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

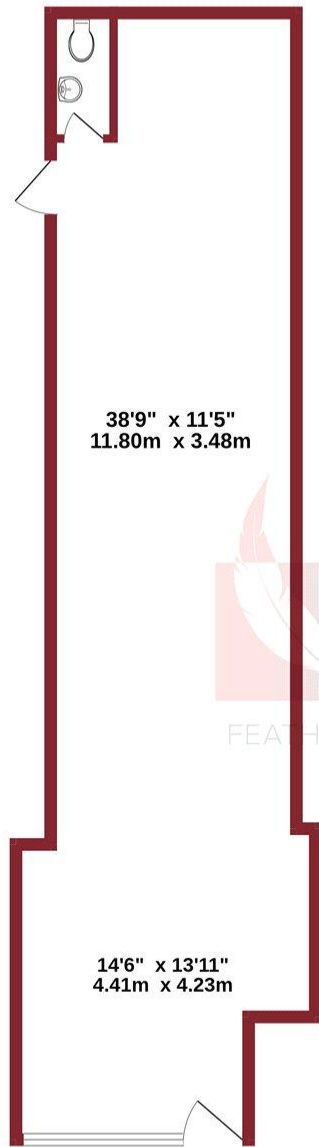
All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

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TBC

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