



To Let
1,255 sq ft

- ❑ 1,255 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting





Available
1,255 sq ft

Location

Located 1 mile west of the town centre on the A370 Herluin Way, in the town's main retail warehouse pitch.

Description

A prominent pod at the front of the scheme, adjacent to Costa, with other occupiers including M&S, Aldi, Sports Direct, B&Q and Carpetright.

Size/Availability

1,255 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 13 April 2024. The current rent passing is £43,750 per annum.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Misrepresentation Act 1967: Avison Young for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Avison Young or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

Partnership. Performance.

Rates Payable

£17,122 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£1,458 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

Contact**James Potter**

Tel: 020 7317 3774

Mob: 07770 930 777

Email: james.potter@avisonyoung.com

Mark Phelps

Tel: 020 7317 3773

Mob: 07899 995888

Email: mark.phelps@avisonyoung.com