



TO LET

£7,000
per annum

Office / Retail Outlet

CONTACT

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LEASE DETAILS

RENT £7,000 per annum	REPAIRS Effectively Full Repairing
LEASE TERM Negotiable	NAV £1,550
RENT REVIEWS Every 3 years	NON-DOMESTIC RATE IN £ 0.62419
INSURANCE Landlord to insure, tenant to reimburse	

ACCOMMODATION

Net Internal Area:

Retail 29 sq m or 312 sq ft
Office 8.63 sq m or 93 sq ft
Kitchen 3.74 sqm or 405 sq ft

Total 445 sq m or 41.43 sq ft

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MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.