



MICHAEL HODGSON

estate agents & chartered surveyors

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HIGH STREET WEST & 69 JOHN

£19,000 Per Annum AND

TO LET - PROMINENT CITY CENTRE RETAIL UNIT - The property sits prominently on the corner of High Street West and John Street directly opposite the substantial Sunnyside Leisure scheme, where occupiers include Empire Cinema, MFA Bowling, Nando's and Grosvenor Casino. Nearby occupiers include the recently developed Mackies Corner and many national, regional and local occupiers. The premises briefly comprise of a ground floor sales area having a super road frontage to High Street West and John Street, with a rear store room, WC's and a basement for storage. There is parking to the rear. The property would be suitable for a variety of uses, subject to the requisite planning consents.

To Let

City Centre

Viewing Advised

EPC Upon Request

Retail Shop

Large Return Frontage

£19,000 Per Annum



HIGH STREET WEST & 69 JOHN

£19,000 Per Annum ^{ANN}

LOCATION

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DESCRIPTION

The premises briefly comprise of a ground floor sales area having a super road frontage to High Street West and John Street, with a rear store room, WC's and a basement for storage.

There is parking to the rear.

The property would be suitable for a variety of uses, subject to the requisite planning consents.

ACCOMMODATION

We calculate the following areas and dimensions.

Gross Frontage 5.79m 19'0"
Return Frontage 16.87m 55'4"
Internal Width 5.54m 18'2"
Shop Depth 15.47m 50'9"

Ground Floor Sales 83m² 897ft²

Basement Stores 35m² 373ft²

RENT & LEASE TERMS

A new Lease is available at a commencing annual rental of £19,000 for a term of years to be agreed (minimum 3 years) on a tenant fully repairing and insuring basis subject to 3 yearly Rent Reviews

LEASEHOLD LEGAL COSTS

The Tenant will be responsible for the Landlord's Legal Fees incurred

in the preparation, settling and completion of the Lease plus any VAT and Stamp Duty.

RATEABLE VALUE

The Valuation Office has confirmed the Rateable Value is £10,000. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

VIEWING

Strictly by appointment only through sole agents Michael Hodgson Chartered Surveyors & Estate Agents. Tel No. (0191) 5657000

M I C H A E L H O D G S O N

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