



RETAIL

TO LET

Town Centre Retail
Premises

1,132 SQ FT // 105.24 SQ M

Summary

- Well presented ground floor sales area located within an established parade
- Multiple retailers in the vicinity
- Suitable for a variety of uses within class e

Quoting Rent: £10,500 pax



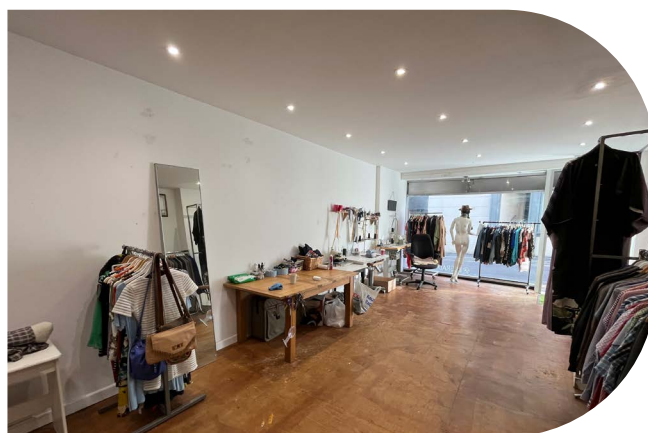
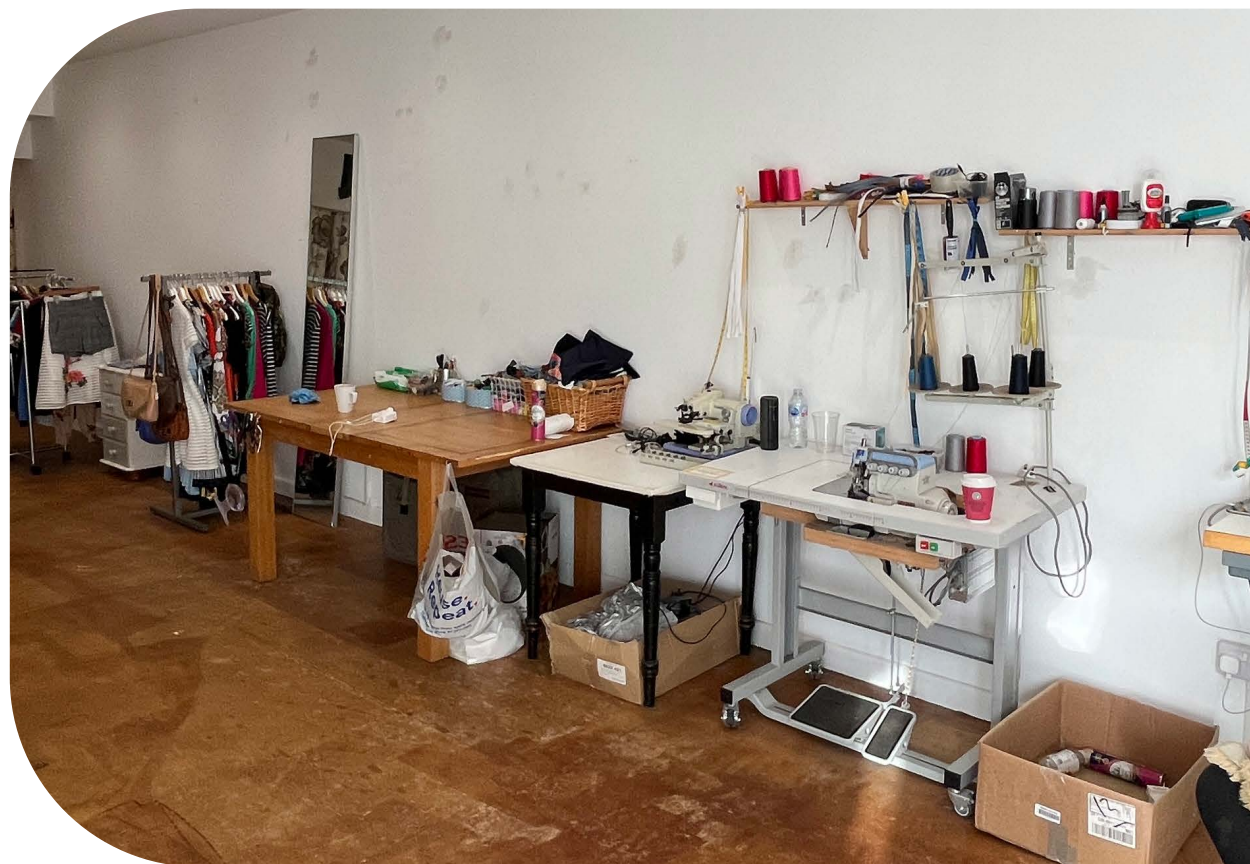
Description

- This retail premises forms part of an established parade within Albert Road. The ground floor is well presented and comprises of a main sales area with a WC and wash hand basin located to the rear. Also located to the rear is a staircase which leads to the basement which is suitable for ancillary use.

Accommodation

	sq m	sq ft
Net sales area	43.82	472
Store room	3.10	33
Basement	58.32	628
Internal width (max)	3.93m	12'8"
Shop depth (max)	11.51m	37'7"
WC with wash hadn basin	-	-

Total net internal area approx. 153.1 1,649



Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£10,500 per annum**, exclusive of all other outgoings.



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