





# LOCATION / DESCRIPTION

The subject itself is located within the main pedestrian area of the town. Surrounding retailers include Boots, Poundland, DV8, Greggs, Savers and the iconic Moores Department Store which facilitates a number of retailers including Dune, Crew Clothing, Miss Selfridge, Monsoon and Accessorize.

The premises formerly in use as a tailor for many decades is now cleared and ready for alternative commercial use either as offices with some redecoration or perhaps for shop storage.

The unit provides first and second floor accommodation together with basic facilities at present.

# ACCOMMODATION

FIRST FLOOR	Sq M	Sq FT
Reception	25.88	278
Sewing Room	35.24	379
Store	9.12	98
SECOND FLOOR		
Store	11.63	125
Store	5.04	54
W.C	-	-

# LEASE DETAILS

TERM:	Negotiable
RENTAL:	Asking £4,000 per annum
REPAIRS/INSURANCE:	Tenant will be responsible for internal and external repairs to their section of the building and commit to reimburse the landlord in respect of the annual building insurance premium on a proportional basis.



