

PRIME SHOP TO LET

CLEVELEYS

35 VICTORIA ROAD WEST

Description

The premises are located in a prime position on Victoria Road West adjacent to **WH Smith** and close to **Superdrug, O₂, Boots, Tesco, Home Bargains** and **Vodafone**.

Please refer to the attached copy of the Street Traders Plan.

Accommodation

The unit is arranged on ground and first floors and offers the following approximate areas and dimensions:

Internal Width	23 ft 10 ins
Ground Floor	1,633 sq. ft.
First Floor	497 sq. ft.

Lease

A new effective full repairing and insuring lease for a term of 10 years subject to an upward only rent reviews at the fifth anniversary is to be made available.

Rent

£60,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£48,000
UBR (20/21)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of C 72. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Availability

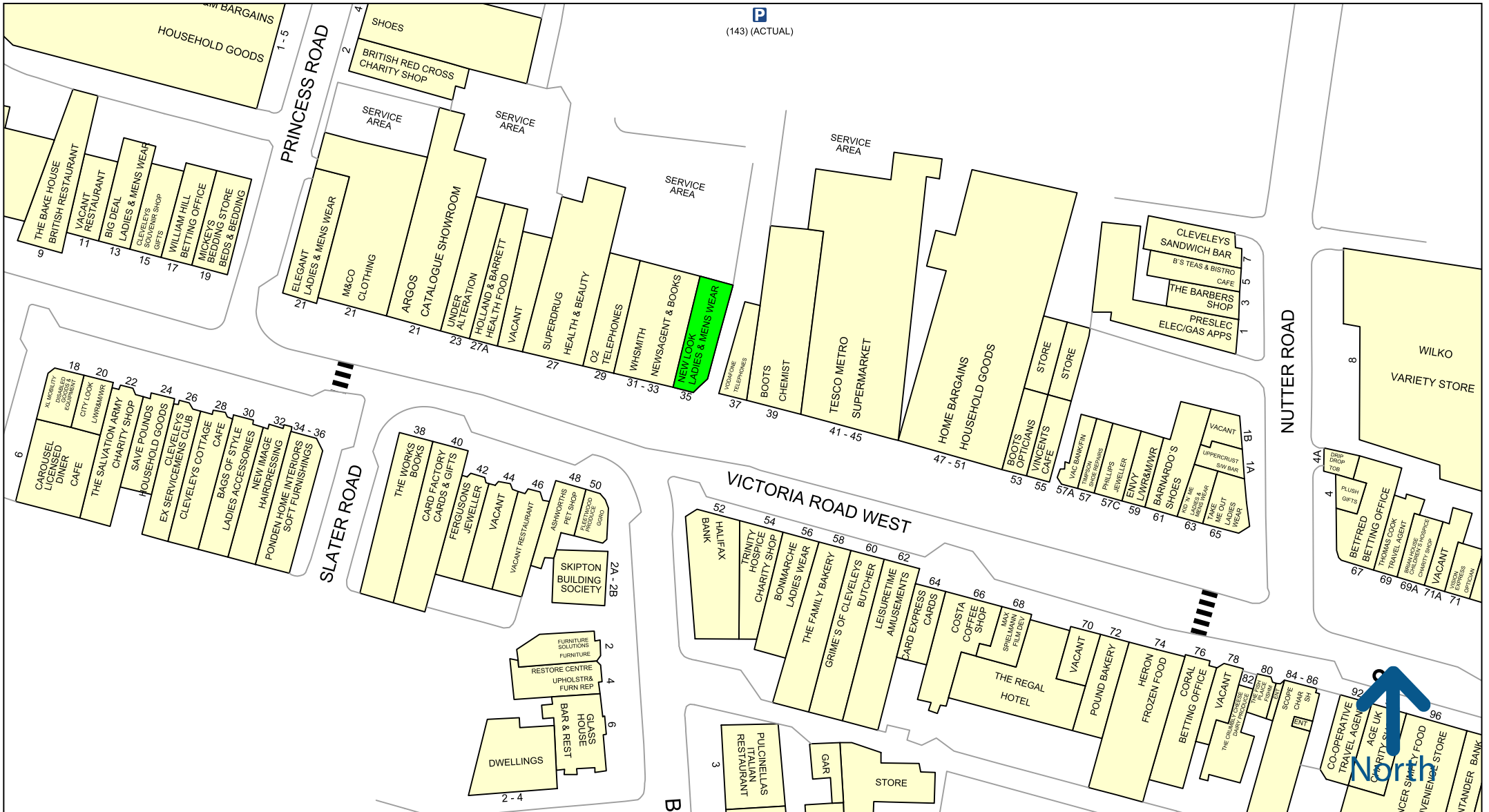
Subject to vacant possession.

Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 18/04/2018
Created By: Green and Partners

50 metres



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