

SHOP TO LET

WINCHESTER

50 COLEBROOK STREET



Description

The subject property is situated on Colebrook Street to the East end of the High Street. The premises are located close to nearby occupiers such as **C&H Fabrics, Patisserie Valerie, Chococo, Boots, CEX and Lloyds Pharmacy.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground floor only, having the following approximate dimensions:

Gross Frontage	26 ft. 6 ins	(8.11 m)
Net Frontage	24 ft. 3 ins	(7.41 sq. m)
Ground Floor Sales	1,230 sq. ft.	(114.26 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed subject to upward only rent reviews every 5 years.

Rent

£19,500

per annum exclusive.

Business Rates

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

Rateable Value	£17,750
UBR (20/21)	0.499p

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

EPC

The property has an EPC rating of C 63. A full report is available upon request.

Legal Costs

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

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 25/02/2020
Created By: Green and Partners