



Maillard  
& Co

£ 19,000

Rigby Court, Trinity Road

To Let



595 Sq Ft

Small retail unit

595 sq ft

Close to the ring road and Grand Vaux

Established pedestrian and vehicular thoroughfare

Customer parking

Affo

## Property details

Compact retail unit - 595 sq ft

### Location

The unit is located on Trinity Road, close to the ring road, Waitrose at Vallee des Vaux and benefits from high levels of passing pedestrian and vehicular traffic.

### Description

The property which is currently occupied by a Bookmaker would be suitable for a variety of uses.

The unit has been measured in accordance with RICS Code of Measuring Practice:

- Ground floor unit 595 sq ft NIA

The property benefits from double frontage, vinyl flooring, suspended ceiling, kitchenette, WCs and is largely open plan.

### Terms

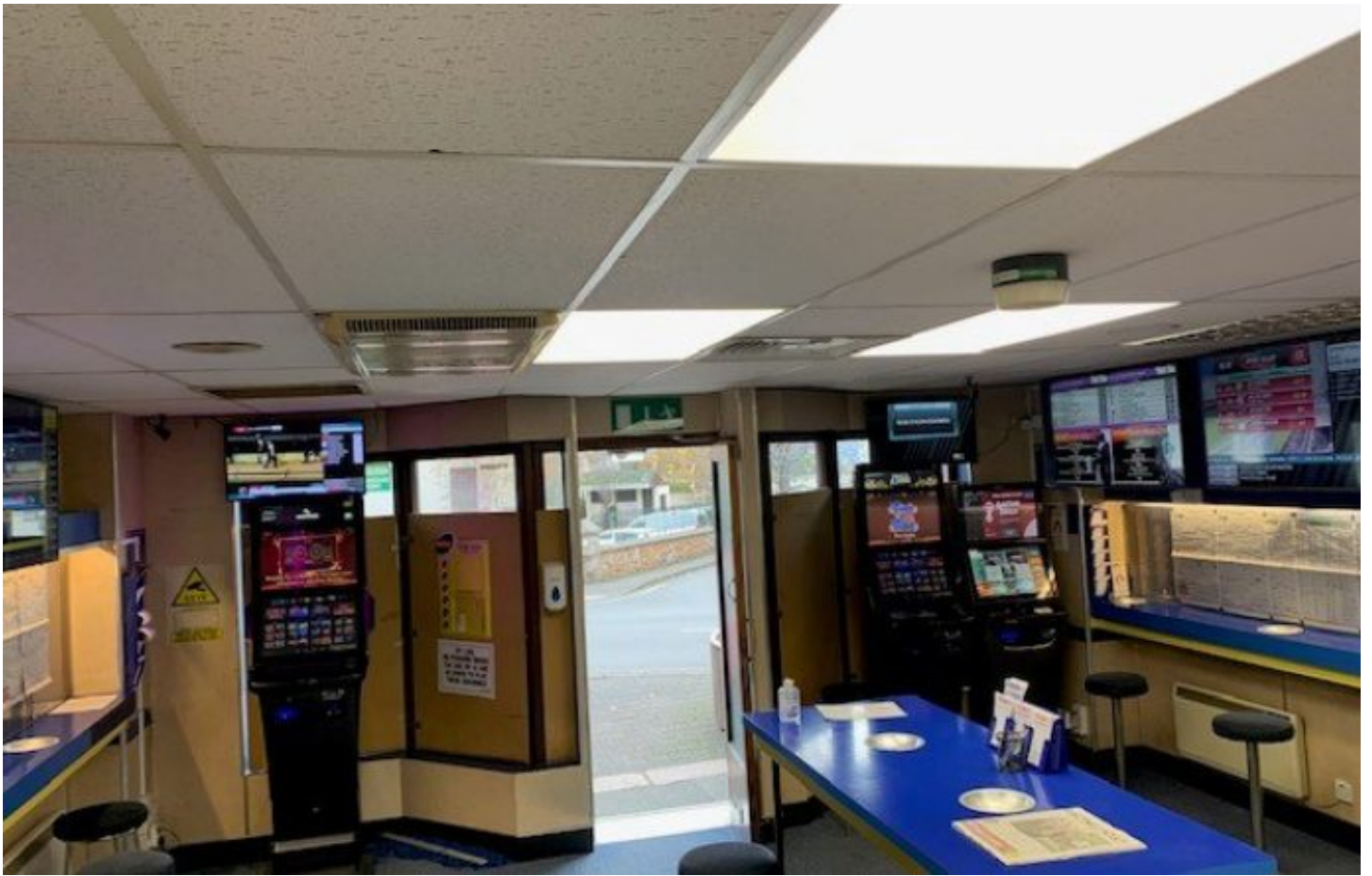
The property is being offered, subject to contract, by way of a new nine year internal repairing and insuring style lease at a commencing rental of £19,000 per annum, exclusive of rates, service/management charge and GST. The lease will be subject to triennial upward only reviews.

### Legal Costs

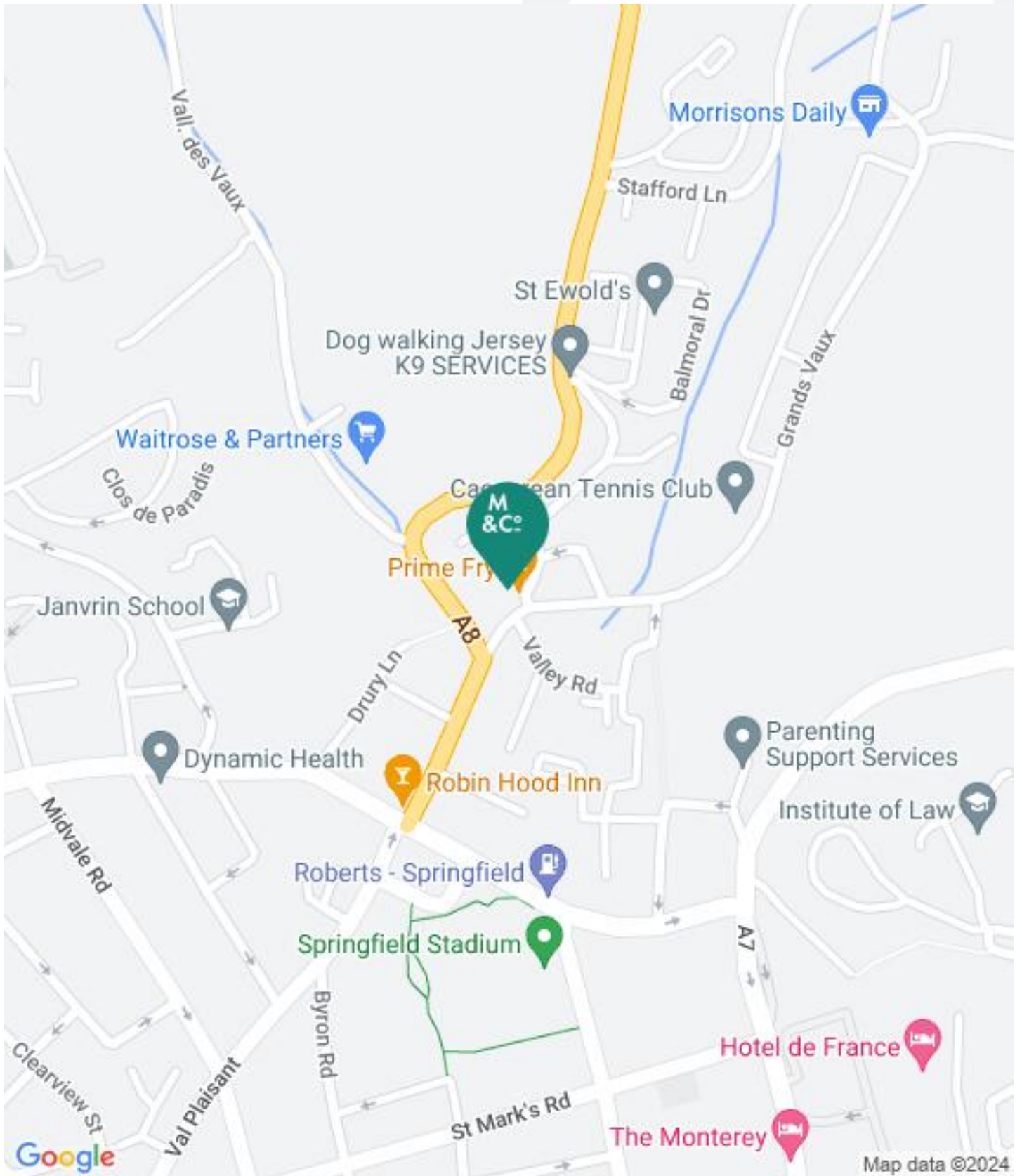
Each party will bear their own legal costs associated with the transaction whether or not it completes.

### Conditions

Subject to the obtaining of references, guarantees and any official permission as may be required in the usual fashion.







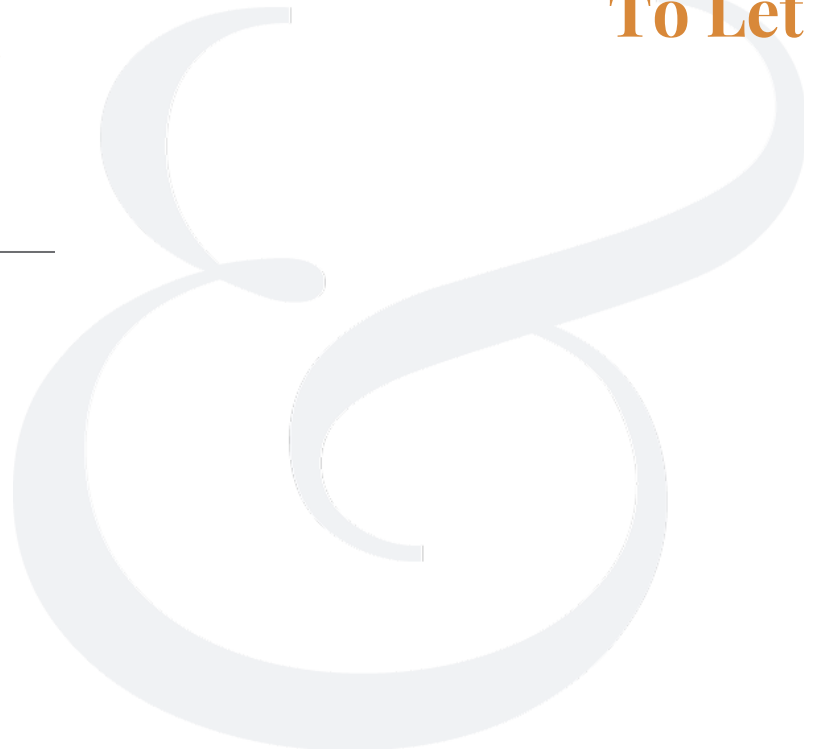
# Commercial contacts

# To Let

## Simon Gale

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01534 883144



## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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&C<sup>o</sup>

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