



Maillard  
& Co

£ 31,500

York Street

To Let



640 Sq Ft

Corner retail unit

Excellent window frontage

745 sq ft NIA

Available May 2023

To be internally refurbished by landlord

## Property details

Corner retail unit - 745 sq ft

Excellent location

Location

The property occupies a convenient central town location close to all local business and leisure amenities.

The pedestrianised retail pitches of King Street/Charing Cross, the Town Hall, General Hospital and Patriotic and Sand Street multi-storey car parks are all close by.

Notable neighbouring occupiers include Premier Inn, Co-op Locale, Superdrug and Santander.

Description

One Seale Street comprises a three-storey building of block work construction behind attractive granite and rendered clad walls under a mansard roof with double glazed windows and doors. The ground-floor is occupied Seale Street side by Beauty Box and the offices above are occupied by the First Intuition and JACS. Following a programme of refurbishments works by the landlord, the premises will be available for occupation from May 2023.

Floor Areas

The approximate net internal areas, of the space have been assessed in accordance with the RICS Measuring Code as follows:

Retail space 640 sq ft

Storage / WC 105 sq ft

Services

The property is connected to all mains services except gas.

Terms

The space is being offered subject to contract, by way of the grant of a new 9-year effective fully repairing and insuring lease (or longer by negotiation) at a commencing rental of £31,500 per annum.

The incoming lessee will be responsible for the payment of any applicable GST together with a pro rata floor area

linked service charge for the maintenance and insurance of the property.

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Viewings and further information

**To Let**

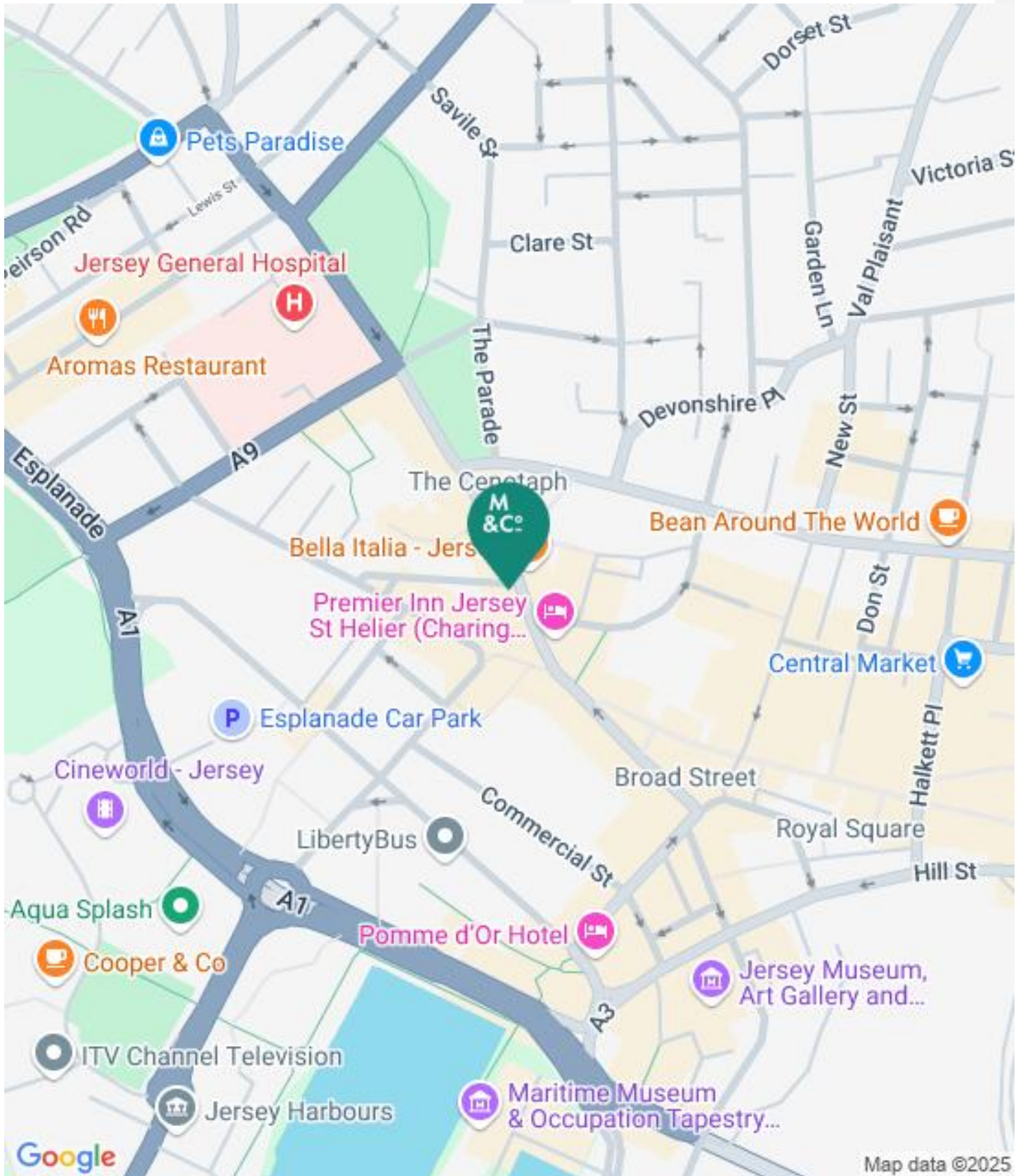
Each party will be responsible for their own legal costs associated with the transaction (whether or not it completes) which will be subject to the obtaining of references, guarantees and any official consents as may be required in the usual fashion.











# Commercial contacts

# To Let

## Simon Gale

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## 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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