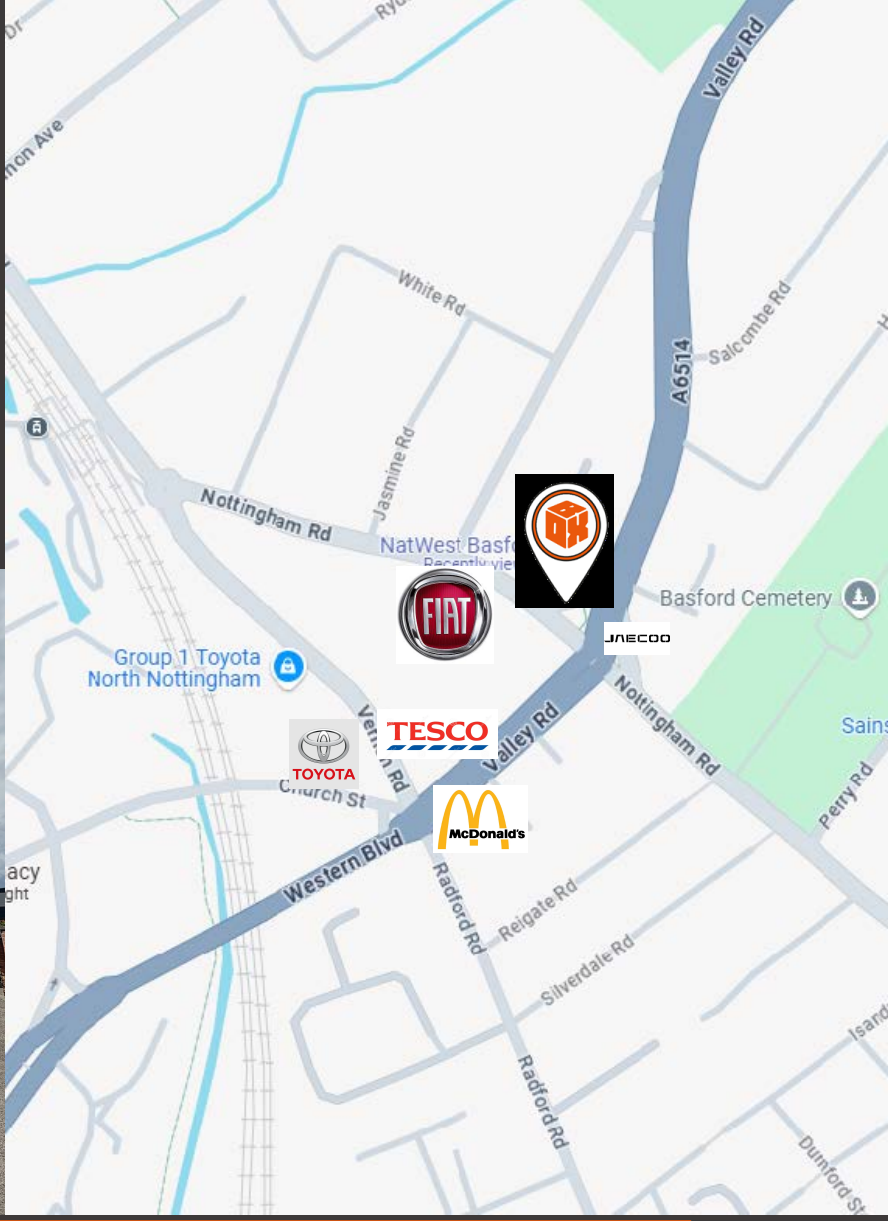




TO LET : RETAIL UNIT

[illegible]

TENURE
The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT
£o[illegible]per annum.

BUSINESS RATES
The Tenant will be responsible for the payment of business rates to the Local Authority. [illegible]
[illegible]

INSURANCE
The Insurance charge for the current financial year is available upon request.

PLANNING
We understand the property bene ts from planning consent for the following uses: Class E (Commercial, Business and Services use)
(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS
Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT
All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE
Availabe upon request.

VIEWING
Viewing is available by appointment with the sole agents.

For further information or to arrange a viewing please contact BOX Property

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608

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c[illegible]
Okkosorross

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