

TO LET

Annex, Spout Lane, Washington

Rent: £7,500 per annum



- ❖ Ground floor self-contained retail unit
 - ❖ Total usable floor area of
- ❖ Useful storage / display area to the front of the property
 - ❖ Fully gated and fenced
- ❖ Zero business rates subject to meeting qualification criteria.

Description

The property is a ground floor self-contained retail unit which was previously occupied by a florist, with useful storage/display area to the front of the property. The site is fully secured with gated entrance and benefits from free car parking to the front of the property.

Location

The property is situated on Spout Lane in Washington which is just off Front Street and the main shopping area serving this location. The property forms part of a busy parade directly opposite the main car park and close to a number of other retail occupiers.

Accommodation

The accommodation comprises of ground floor sales area (88.19 sq m / 949 sq ft) with a kitchen area to the rear (5.16 sq m / 56 sq ft) with stainless steel sink and draining board, a WC and a further storeroom (10.20 sq m / 110 sq ft). There is also a useful / storage display area to the front of the property.



Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage.

Energy Performance Certificate

The Energy Performance Certificate has an asset rating of 100 (Band D).

Terms

The premises are available to let by way of a new full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £7,500 per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£3,550 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2022/2023 is 51.2p in the pound. Rates payable are therefore £1,817.60p less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com