



Location

The property is located at the western end of St Benedict's Street within close proximity to the inner ring road and the city centre. The property forms part of a courtyard setting where there are a number of office occupiers. The location is predominantly mixed with retail, leisure and residential all in close proximity.

Description

The premises comprise a second floor suite within a modern purpose built office building with brick elevations and a pitch tiled roof. The office benefits from the following specification and features:

- Open plan layout
- Partitioned meeting room
- Kitchen
- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Male and Female WC's
- 2 parking spaces

Accommodation

The office has the following approximate net internal areas:

Total: 1,681 sq ft (156.1 sq m)

Tenure & Terms

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

The Landlord reserves the right to charge VAT on the rent and service charge as applicable.

Rent

£22,000 per annum exclusive

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (65). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £17,500. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common
Roche Chartered Surveyors
 01603 756340 / 07917 762230
benc@rochecs.co.uk

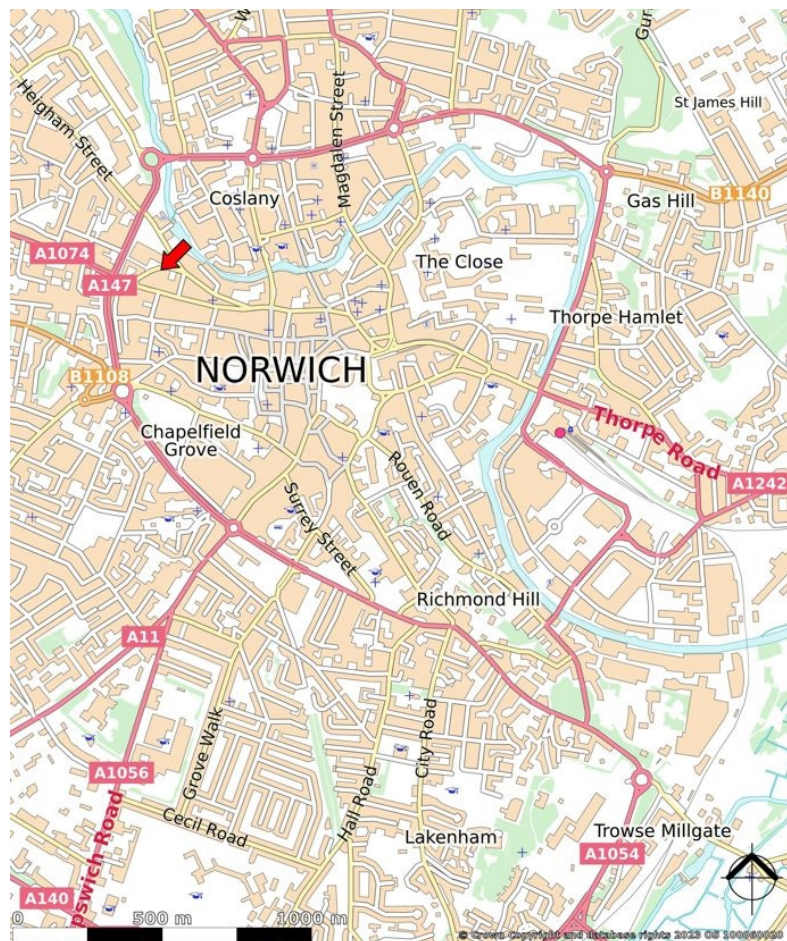
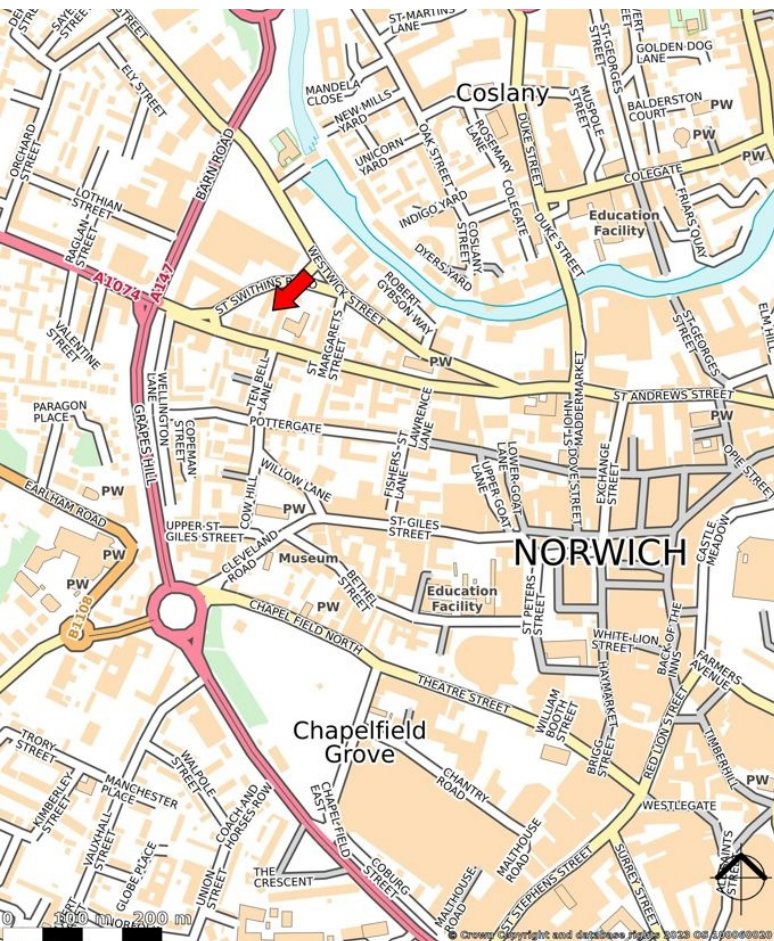
Service Charge

There is an annual service charge. Further details are available on request.

Legal Costs

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

Sam Kingston
Roche Chartered Surveyors
 01603 756333 / 07796 262472
samk@rochecs.co.uk



SUBJECT TO CONTRACT
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



IMPORTANT NOTICE

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a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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