

RETAIL PREMISES AVAILABLE UNIT 3 CHESTERFIELD HOUSE HIGH STREET MIDSOMER NORTON AVON, BA3 2DD



LOCATION

The subject property is located in the town's prime pitch on the High Street the principle thoroughfare.

It is adjacent to Lloyds Pharmacy and British Heart whilst effectively opposite Argos and M&Co. Other nearby multiple retailers include Sainsburys, Thompson, McColl's and HSBC.

ACCOMMODATION

The property comprises a retail unit over ground and first floor levels and has the following approximate dimensions and floor areas:

Internal Width:	4.3 m	(14 ft 3 ins)
Shop Depth:	15.1 m	(49 ft 5 ins)
Ground Floor:	58 sq m	(625 sq ft)
First Floor Anc:	29 sq m	(310 sq ft)

TENURE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed with five yearly rent reviews at a commencing rental of £14,000 per annum exclusive.

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: 18,000 UBR 2017/2018: 48.4p Rates Payable: £8,712

VIEWING

The existing occupiers are unaware of the potential availability, so for further information or to arrange an inspection, please contact Stephen Smart.

July 2017



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For further details

020 7569 9900

EPC available on request
Subject to Contract and Exclusive of VAT
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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