



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	92	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# £37,500 P/A

- Ground Floor Shop & Basement
- Restaurant Opportunity
- £30,000 Premium
- 1283 Sq. Ft
- New Lease Terms

This ground floor and basement premises is tucked away just off the main high street and offers 1283 Sq. Ft internal floor area, which benefits also from an attractive dual frontage into the ground floor, a fully fitted professional kitchen and a private garden area to the rear.

#### Floor Area

1,283 Sq. Ft / 119 Sq. M

#### Premium

£30,000

#### Lease Term

FRI Lease of 20 Years Offered

#### Review Rent Review

Rent Review Every 3 Years

#### Rent Deposit

Subject to Rent Deposit of at least 3 months

#### Business Rates

Separate rates for ground floor and basement apply

#### Ground Floor

Rateable Value - £15,000

Estimated Business Rates - £7,485

#### Basement

Rateable Value - £7,400

Estimated Business Rates -

#### EPC Rating

92/D

