

LOCATION

The Unit is located on level 3 of the Trinity Shopping Centre, close to the entrance leading from Albion Street / Commercial Street.



SITUATION

Nearby traders include Carphone Warehouse, EE, Boots, H&M, Holland & Barrett and The Perfume Shop.

The Unit is demised over ground floor only,

TERMS

The premises are available by way of an assignment of the existing lease, expiring 24th March 2023.

RENT

The current passing rent is £220,000 pax. Subject to turnover arrangement

LEGAL COSTS

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

EPC

Energy Performance Asset Rating - D

Accommodation

Ground Floor	2,389 sq ft	222 sq m
Total	2,389 sq ft	222 sq m

Please note initial areas are indicative, taken off VOA prior to a full property inspection.

Business Rates and Service Charge

Rateable Value (2017)	£138,000
Rates Payable (2019/20)	£69,552
Uniform Business Rates (2019/20) (exclusive of water & sewerage)	0.504 pence
Service Charge	TBC

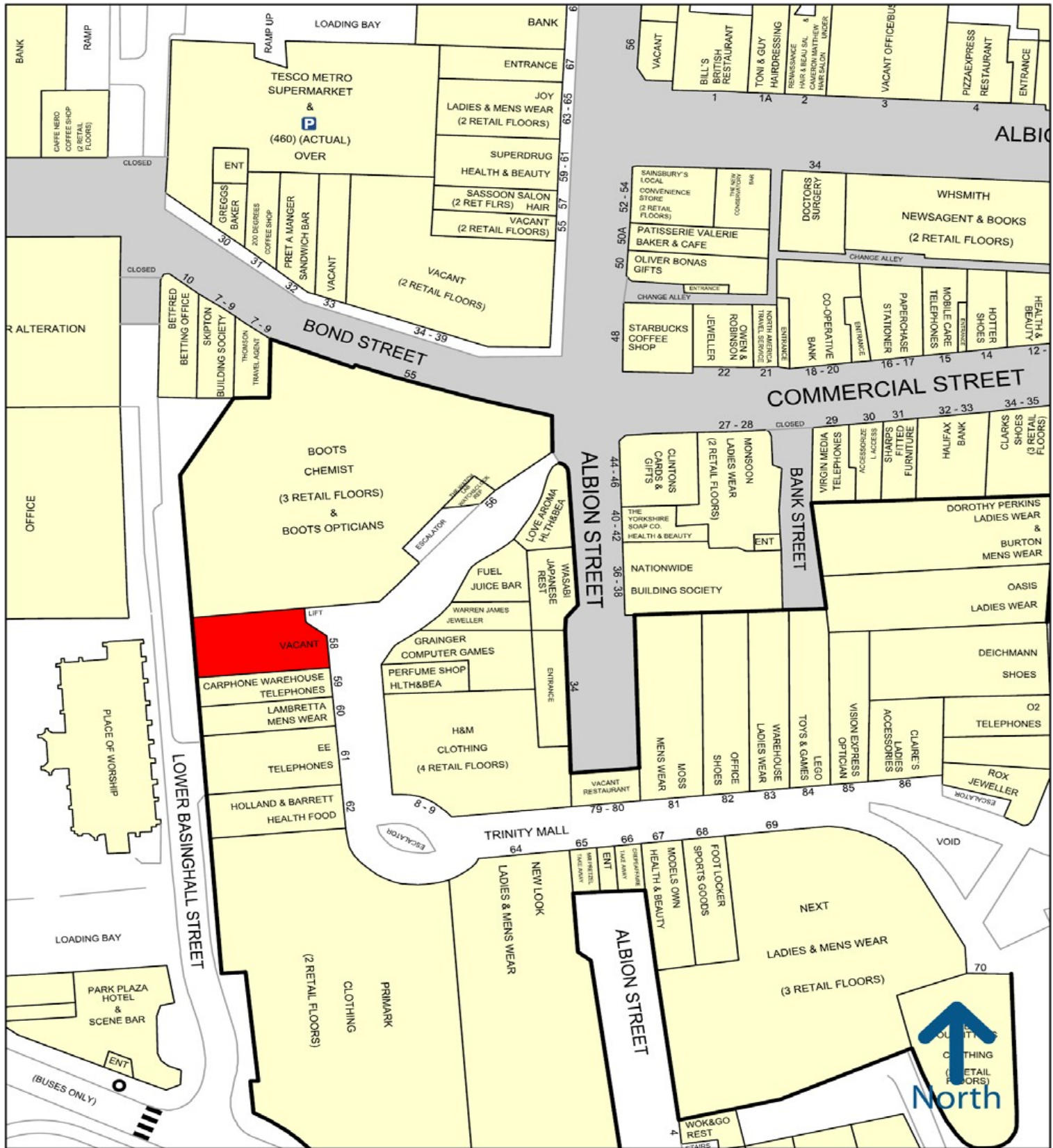
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