



## ACCOMMODATION

We are advised that the approximate Net Internal Area is as follows:

		Sq m	Sq ft
UNIT	Showroom and Office	153.02	1,647
	Loading Area	16.30	175
	Mezzanine Stores	67.92	731
<b>Total</b>		<b>237.24</b>	<b>2,553</b>

## TENURE

Leasehold

## LEASE TERMS

The unit is available to let immediately on a flexible basis.

## RENT

£350 per week.

Exclusive of business rates and all other outgoings.

## RATES

The unit is assessed for business rates as follows:

Rateable Value (2023 List): £11,500.00

Rates Payable 2025/2026: £0\*

\* The Rates Payable has been calculated on the basis that the ingoing tenant will be entitled to Small Business Rates Relief. We advise interested parties to contact the Local Rating Authority for verification of this entitlement

## VAT

VAT is not applicable to this property.

## LEGAL COSTS

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

## ENERGY PERFORMANCE

An Energy Performance Certificate (EPC) has been prepared, and the Energy Performance Asset Rating is C (75):



## VIEWINGS

For viewings or further information please contact:

Andrew Chandler on 0191 229 9714 or by email:

[andrew.chandler@dunlopheywood.com](mailto:andrew.chandler@dunlopheywood.com)

**SUBJECT TO CONTRACT**

### IMPORTANT NOTICE

Dunlop Heywood gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.