



26 Market Place, Kegworth, DE74 2EE

Prime retail unit on Market Place
in the centre of Kegworth

Rent £8,500 per annum No Vat

780 Sq Ft over 2 floors 275 sq ft GF
trading

- Prime retail on Kegworth Market Place
- Excellent Ground floor trading area and first floor storage
- Kitchen and Disabled compliant Wc
- 780 Sq Ft overall
- Comfort Cooling/Air Conditioning
- Alarm and Electrically operated security roller door
- Mag lock protected entrance door

Summary

Size - 780 Sq Ft over 2 floors

Rent - £8,500 Per annum

Business Rates - RV £7,900 100% Small Business Rates relief should apply to qualifying businesses

Legal Fees - The tenant will contribute £300 + VAT towards the Landlords Legal administration costs.

VAT - No VAT

EPC - C (57)

Description

A 2 storey retail unit with shop front onto Market Place, Kegworth. The property has been recently renovated and has comfort cooling/air conditioning, an electrically operated roller security shutter, alarm and mag lock security on the front door. The internal lighting has recently been changed to LED. The front elevation has a personnel entrance door and a large display window

Location

Positioned in the centre of Kegworth on Market Place, the shop is directly opposite the Co-op. There is on road parking and additional free parking opposite on Market Place. The shop is well positioned and visible from traffic passing through Kegworth and central to the village shopping

Accommodation

The Ground Floor measures 6.87m x 3.72m and is rectangular in shape with all space prime sales area. The electrically operated roller security shutter is inside the front display window. To the rear there is a disabled compliant Wc and a small Kitchen. There is storage below the stairs which lead to the:

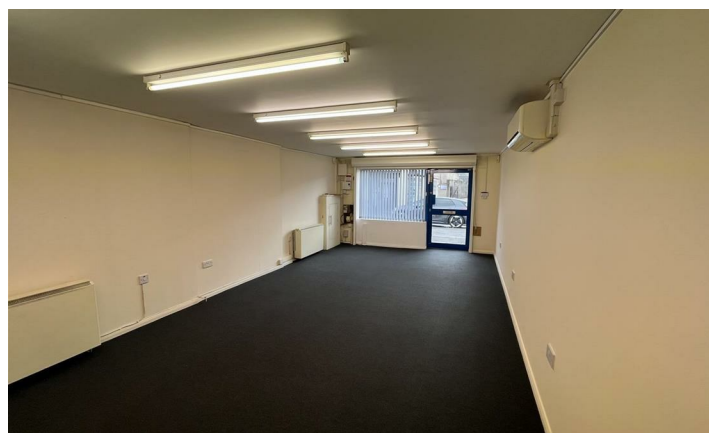
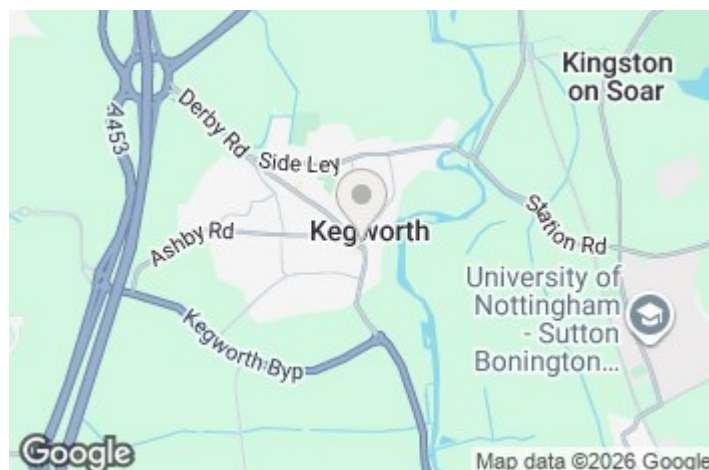
First Floor which is open plan 9.86m x 3.72m with a window to the front elevation. The vaulted ceiling gives additional character but the king truss roof beams do restrict the head height. The space provides excellent storage or administration areas.

Terms

A new 5 year FRI lease will be created which could be longer if preferred. Rent review after 3 years and a 3 month deposit will be required. The landlord will insure the building and the tenant will reimburse a proportion of the premium based on occupied area of the building as a whole.

Rent has been set at £8,500 with no VAT. Rent is paid quarterly in advance.

There is a contribution to the landlords legal administration costs of £300 + VAT



Viewing and Further Information

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