



Location

The property is located on Bellhouse Road, Firth Park.

The subject property was formerly utilised as a bank. Nearby occupiers include William Hill, Paddy Power and Greggs.

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
Ground	1,334	123.93
First	477	44.3
	1,811	168.23

Lease

The property is available by way of a sublease/assignment of the existing lease, which expires 24th March 2022.

Rent

£20,200 per annum exclusive.

User

The lease permits A1 and A2 use only.

Planning

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £9,100

UBR (2020/21): 0.499p

This property benefits from small business rates relief.

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

EPC

The Energy Performance Asset Rating is D76. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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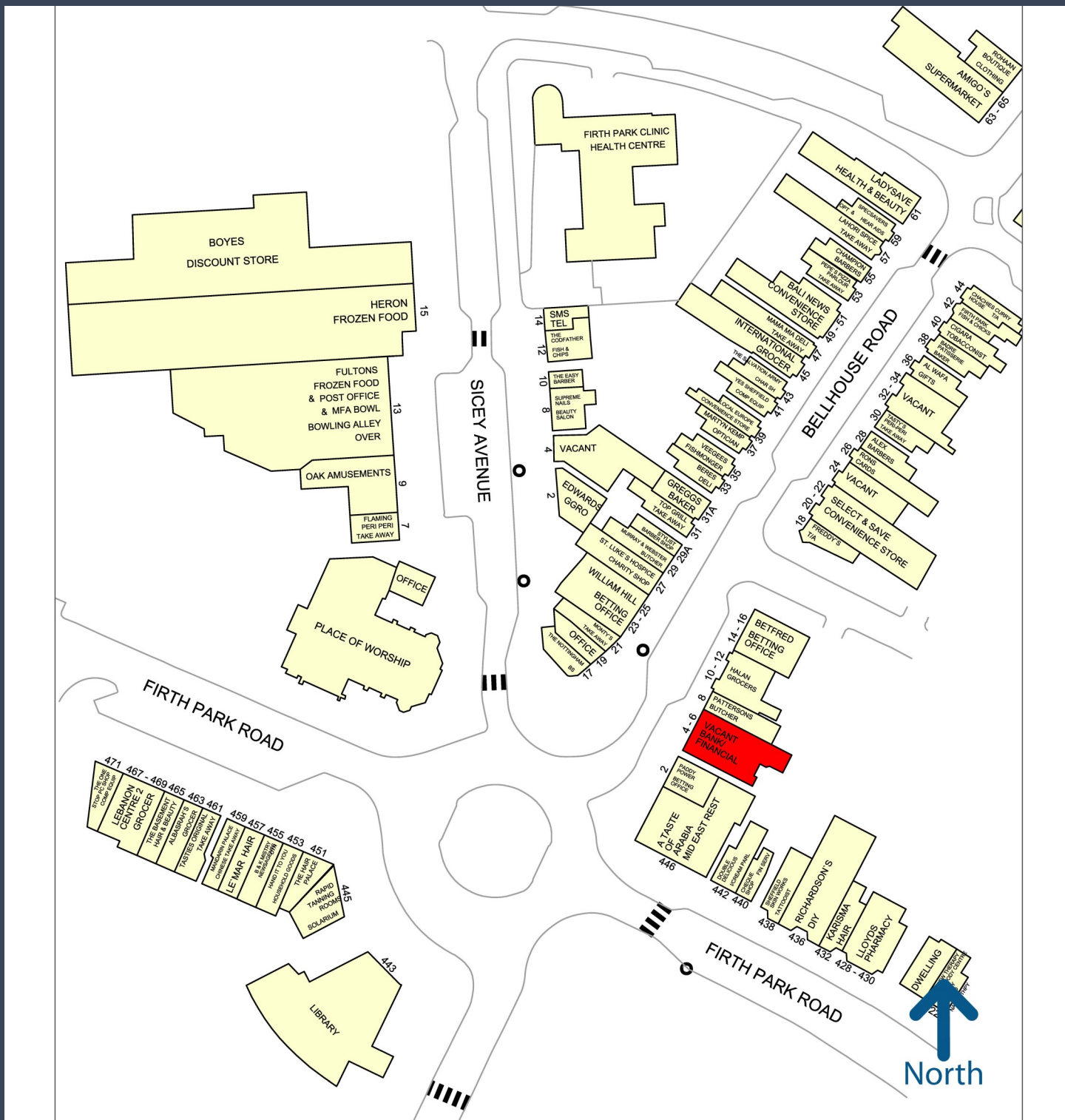
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