



Location

The property is located in a prominent position fronting Oak Street adjacent to the A147 inner ring road and in close proximity to the City Trading Estate and Barker Street being approximately 0.5 miles north of the city centre. The inner ring road provides easy access to the A11 and A140.

There are a variety of roadside, retail and motor trade uses within the immediate vicinity. Nearby occupiers include **Holden Honda, Halfords, Screwfix, Go Outdoors** and **Parcelforce**.

Description

The property comprises a self contained former funeral services building of steel portal frame and brick construction comprising ground and first floor offices with a rear warehouse which is accessed via a roller shutter loading door to the front elevation. It has the following features and specification:

- Parking for approximately 3 vehicles
- Warehouse minimum eaves 3.12m extending to 5.03m
- Rear store minimum eaves 1.97m extending to 2.79m
- Open plan warehouse
- Roller shutter loading / access door (2.5m x 2.47m)
- Ground floor offices with suspended ceilings to part
- First floor offices and storage
- Ground floor male, female and disabled WC's
- Potentially suitable for retail or trade counter uses STP

Accommodation

The property has the following approximate gross internal floor areas:

Ground floor warehouse:	3,743 sq ft (347.7 sq m)
Ground floor rear store:	865 sq ft (80.4 sq m)
Ground floor loading bay/access port:	420 sq ft (39.1 sq m)
Ground floor offices/stores:	960 sq ft (89.2 sq m)
First floor offices:	429 sq ft (39.9 sq m)
Total:	6,417 sq ft (596.2 sq m)

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£32,500 per annum exclusive (VAT is not payable on the rent)

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (71). A full copy of the certificate is available upon request.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £23,000. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Planning & Uses

We understand the current use falls within use class E and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Ben Common

Roche Chartered Surveyors

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Plant & Equipment

Mains electricity, water and gas are understood to be connected. The heating to the warehouse is via gas fired hot air blowers. Heating to the offices is via gas fired radiator heating. None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Legal Costs

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



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



IMPORTANT NOTICE

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a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

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c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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