

LOCK-UP SHOP 7 RUNNYMEDE AVENUE CLEVELEYS FY5 1DF



TO LET WITH NO INGOING £5,750 PER ANNUM

- **Newly refurbished retail unit**
- **Forecourt fronting onto Runnymede Avenue**
- **Directly opposite new Aldi Superstore**

LOCATION

The property is conveniently located on Runnymede Avenue, on the periphery of the town centre opposite the newly developed Aldi Superstore.

DESCRIPTION

The property comprises newly refurbished lock-up shop premises. The refurbishment works have included full redecoration internally together with the installation of a new suspended ceiling with recessed CAT 2 light fittings.

ACCOMMODATION (measured on a net internal basis)

Total internal frontage 7.90 m (25 ft 11 ins)
Average depth 3.76 m (12 ft 4 ins)

Total retail area (all Zone A)
approximately 27.88 sq m (300 sq ft)



RATING ASSESSMENT

Rateable Value £2,010.

TERMS

The shop is offered on a new internal repairing lease at a commencing rent of **£5,750 per annum** exclusive of rates and of VAT if applicable. The length of the term is to be agreed but will incorporate rent reviews at 3 yearly intervals and ideally will be for a minimum term of 6 years. In addition to the rent, the tenant is to be responsible for the apportioned cost of insurance and the landlord will recover the costs of external maintenance and repairs by way of service charge.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction together with any Stamp Duty and VAT.

VIEWING

By prior appointment with our clients' local joint agents **Bentley Higgs & Co**
49 Whitegate Drive, Blackpool, Lancashire FY3 9DG
Tel: 01253 302928, Email: mail@bentleyhiggs.com

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