



## Prominent City Centre Retail Unit Size 2,155 sq ft (200.18 sq m)

- Located on the popular Division Street
- Self-contained corner retail unit
- Excellent footfall and within key retail zone for city centre
- Existing fit out in situ

# Prominent City Centre Retail Unit – To Let

## Size 2,155 sq ft

### Location

Division Street is one of the city's key retail pitches, which links Barkers Pool with West Street to the West. The subject premises occupy a very prominent position, fronting directly on Division Street, close to the junction of Carver Street. The subject property is close to John Lewis and the City Hall as well as being adjacent to a variety of retail and leisure occupiers.

### Description

The property comprises a self-contained corner retail unit, consisting of ground floor retail space with 1<sup>st</sup> floor storage/welfare area.

The property benefits from the following: -

- Full glazed shop frontage
- First floor storage/office accommodation
- Security shutter
- Glazed frontage of 12.5 meters

### Accommodation

The property has a Net Internal Area of 2,155 sq ft, with a Zone A area of 1,344 sq ft.

### Terms

The property is available to let by way of a new lease on terms to be agreed, rent upon application. Consideration may be given to sub division of the unit.

### EPC Rating

Available upon request.

### Legal Costs

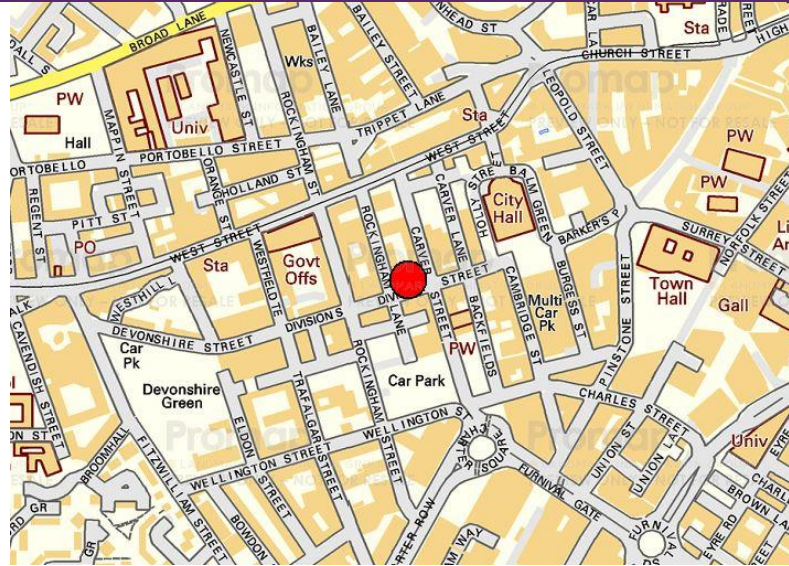
Each party to bear their own legal costs incurred in any transaction.

### Rateable Value

The property is currently assessed as a single demise as "Shop and Premises" and has a 2017 rateable value of £60,500.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



### Further Information

All enquiries are through the agent CPP.

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Or via the joint agent, Tim Bottrill at colloco.

### Date of Particulars

December 2020



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