

BOSTON PE21 6EE

19 STRAIT BARGATE

SHOP TO LET/FREEHOLD FOR SALE



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

The property occupies a prime trading position in the pedestrianised section of Strait Bargate and close to the entrance to Pescod Square Shopping Centre. Other nearby occupiers include **Vision Express**, **Card Factory**, **Next**, **New Look** and **WH Smith**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The premises are arranged on ground and first floors, comprising the following approximate dimensions and floor areas:

Gross Frontage	30 ft 0 in	5.8 m
Net Frontage	28 ft 8 in	5.5 m
Internal Width	27 ft 9 in	5.5 m
Shop Depth	73 ft 0 in	24.3 m
Ground Floor Sales	1,928 sq ft	118.7 sq m
First Floor Sales/Anc	1,338 sq ft	50.1 sq m

EPC

The property has an Energy performance Asset Rating of D. A copy of the EPC can be provided upon request.

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation at a commencing rent of **£32,500 per annum exclusive**.

Alternatively the freehold is available. Offers in **excess of £350,000** are sought.



RATES

We have been advised that the Rateable Value for the property is £59,500. Interested parties should make their own enquiries to the local authority to verify this information.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

LEGAL COSTS

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

VIEWING

For further information or arrangement to inspect, please contact the sole agents:

Tim Hance

020 7908 7031
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SUBJECT TO CONTRACT

020 7499 5399 / hrhretail.com



Experian Goad Plan Created: 19/05/2022
Created By: HRH Retail

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