

trudgill & CO

Chartered Surveyors

Regulated by RICS

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TO LET

1 Woburn Street, Amphill MK45 2HP



Listed retail shop with A1 Retail permission, situated in the centre of Amphill

Description:

A prominent self contained shop on 4 floors including basement and attic. Situated in Amphill Town Centre adjacent to the Iconic Clock House and directly opposite the White Heart Hotel.

Rent:

£13,000 per annum exclusive of rates.

Deposit:

A rent deposit of a quarters rent (3 months) will be required.

Insurance:

The tenant will be responsible for the cost of the buildings insurance. Costs will vary depending upon use. As an indicative figure the last year was approximately £800.



Floor Area:

Ground floor shop area	4.43m x 3.66m
Rear area	4.54m x 4.8m
WC	1.90m x 0.53m
2 Storage Areas	3.91m x 2.58m & 1.4m x 1.47m
1 st Floor Front	3.74m x 4.52m
1 st Floor Rear	3.30m x 4.58m
2 nd Floor Front	3.33m x 2.4m
2 nd Floor Rear	2.8m x 2.3m
Cellar	4.05m x 3.44m

Total Net Internal Floor area: 96.54m² (1,037ft²)

Lease Terms:

A new lease is proposed. The tenant will be responsible for internal repairs and decoration. The cost of insurance and external repairs is recovered by way of a service charge. The length of the lease and other matters will be by negotiation.

Uniform Business Rate:

The rateable value of the property is £5,300 with rates payable 2011-2012 £2,129.86. Please confirm with Central Bedfordshire Council.

Legal Fees:

All parties will be responsible for their own legal fees.

Lease:

The property is available on a new lease, for a term of not less than 5 years on full repairing and insuring terms to include an upward only rent review in the 3rd year of the term. Each party will be responsible for their own legal costs.

Rent:

The initial rent £13,000 per annum exclusive of rates and other outgoings.

Viewing:

Strictly via agents Trudgill and Co. 01525 404343

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