

Tushingham Moore

CHARTERED SURVEYORS

www.theukshopagent.com

BRIGHTLINGSEA

1 OSBOURNE COURT, VICTORIA PLACE

SHOP LEASE AVAILABLE ON THE INSTRUCTIONS OF THOMAS COOK



Ground Floor Sales

349 sq.ft (32.42 sq.m)

Ground Floor Ancillary

41 sq.ft (3.81 sq.m)

Rent

£6,750 per annum

Location

The premises occupy a prominent position in the heart of Brightlingsea amongst a mixture of local and independent retailers. Other multiple retailers situated closely include **Tesco Express** and **Lloyds TSB**.

Accommodation

The premises are arranged over ground floor only, providing the following approximate dimensions and net internal floor areas:-

Gross Frontage	5.03 m	16'6"
Net Frontage	4.47 m	14'8"
Shop Depth	7.11 m	23'4"
Ground Floor Sales	32.42 sq.m	349 sq.ft
Ground Floor Ancillary	3.81 sq.m	41 sq.ft

(All measurements have been calculated in imperial and converted to metric)

Lease Terms

The premises are held on an effectively full repairing and insuring lease expiring 23rd June 2010, subject to an outstanding rent review effective June 2007.

Rent

The passing rent is £6,750 per annum exclusive.

Rates

From verbal enquiries we understand the premises are assessed for rates as follows:-

Rateable Value (2005)	£3,850
UBR (2007/08)	44.1p
Rates Payable (2007/08)	£1,697.85

Interested parties are advised to make their own enquiries with the Local Authority (tel: 01206 303 535).

Costs

1. All figures quoted are subject to VAT where applicable.
2. The ingoing party is to be responsible for their own legal costs incurred in the transaction.

Viewing

Appointments to view should be made strictly by prior appointment through Richard Lyons of this office.

E-mail: Rlyons@tushinghammoore.co.uk

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

0161 833 1197