

TO LET



GROUND FLOOR SHOP

2-4 COLMAN ROAD, DROITWICH, WR9 8QU



LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£12,500 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows: -

Rateable Value: £5,200

Rates Payable 2018-2019: £2,496

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 109 (Band E). A copy of the certificate is available upon request.

LOCATION

The premises are prominently situated on the junction of Colman Road and Ombersley Street East. The property is opposite the large modern Droitwich Medical Centre and the Police Station. Nearby occupiers include Ladbrokes, Subway, Dominos, Hair by Imad etc.

DESCRIPTION

The property will comprise a ground floor lock-up shop, currently trading as 'The Missing Link', with the benefit of both a forecourt and a rear yard. The first floor accommodation comprising an additional 525 sq ft could possibly be included at an additional rental.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	26'0"	7.9 m
NET GROUND FLOOR AREA	675 sq ft	63 sq m
REAR YARD	260 sq ft	24 sq m

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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