

TO LET

£13,500 per annum



2 Rose Mount, Oxton, CH43 5SN

LOCATION

The premises are located in the heart of Oxton Village which is a thriving local community serving the local residential population and beyond. Nearby occupiers include Oxton Bar & Kitchen, Home Coffee Shop, Low Slow & Dough, Home Brew Tap, Elixir and Go Local.

DESCRIPTION

The premises comprise of an open plan retail unit with kitchen and w/c facilities to the rear. The property has until recently traded as Greens of Oxton deli and has painted plastered walls with a rustic timber floor. There is a security roller shutter covering the front door.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Retail Area	538 sq.ft.	50 sq.m.
Kitchen	45 sq.ft.	4.16 sq.m.

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£13,500 per annum exclusive.

BUSINESS RATES

The premises have been assessed having a rateable value of £5,000 per annum from 1st April 2023. We suggest interested parties make their own enquiries with the local council

VAT

The property is not registered for VAT.

FIXTURES & STOCK

These items can potentially be purchased from the outgoing tenant by way of separate agreement.

EPC

Certificate Number: 8031-2471-9954-1711-7538
Energy Performance Asset Rating: D-93

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract
Details Prepared August 2023



