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 \pounds 5,000 per annum from 1st April 2023. We suggest intersted 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.

Tel. No. 0151 227 3400 E-mail: mattkerrigan@hwandp.co.uk alanafinn@hwandp.co.uk

Subject to Contract Details Prepared August 2023



HITCHCOCK WRIGHT & PARTNERS | 0151 227 3400

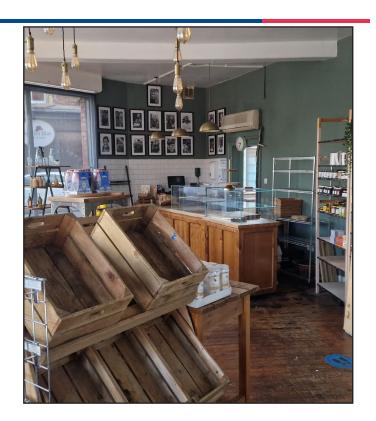
www.hitchcockwright.co.uk

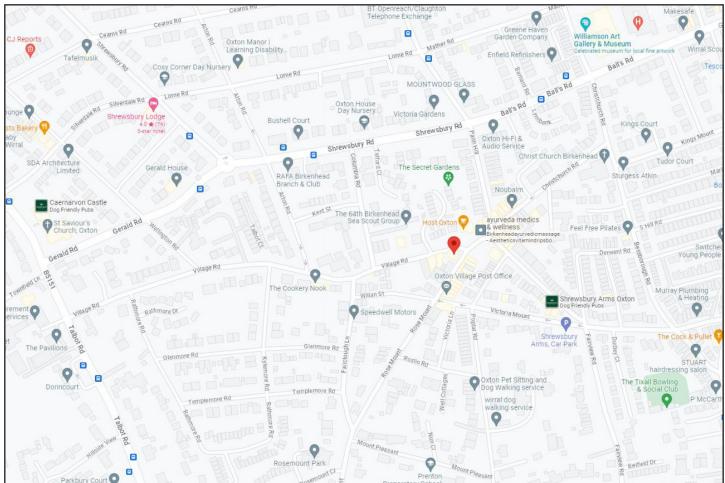
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