



Retail

Ground floor 289 sq ft (26.84 sq m)

UNIT 58, THE GRAFTON, CB1 1PS BARBER SHOP TO LET

In Brief

- Located at main entrance of **The Grafton**
- Former **Mr Barber** unit
- Fit out as seen with **barber chairs, mirrors, etc**
- New Lease

Location

The unit is situated close to the main entrance to the Grafton opposite **Next** and **Boots** and close to **River Island** and **Gail's Bakery**.

Lease

The premises are available on an effectively full repairing lease for a term of years to be agreed.

Rental Guide

£26,000 per annum exclusive of VAT.

Business Rates

The Valuation Office Agency assessment on their website (www.voa.gov.uk) is as follows:

Rateable Value 2023 £15,250

Rates Payable £ 8,483

Qualifying tenants may benefit from government rates relief. However, interested parties are advised to make their own enquiries of the City Council.

EPC

The property has been assessed with an energy rating B (41). Full details available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

Currently £2,585 per annum exclusive of VAT.



Accommodation

The premises are arranged over ground only with the following approximate area:

Ground floor 289 sq ft 26.84 sq m

Enquiries and Viewings

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