



**A PRIME FREEHOLD TWO STOREY TOWN CENTRE RETAIL UNIT EXTENDING TO APPROX 5,800 SQ. FT (538 SQ.M) , CONSIDERED SUITABLE FOR A VARIETY OF ALTERNATIVE USES SUBJECT TO ANY NECESSARY PLANNING PERMISSION**

**DESCRIPTION**

The property comprises a large self contained modern and fitted out retail unit formerly occupied by Burton together with Dorothy Perkins. Part of the first floor was formerly used as additional sales area and there is a dedicated "sales" staircase towards the front of the ground floor retail area. Servicing and loading facilities are available at the rear.

The property is considered to have future development potential including conversion of the upper parts to residential use subject to any appropriate planning permission.

**LOCATION**

The property occupies a prominent busy pedestrianised location in the heart of the retail core of this popular and affluent market town.

There is a good mix of local traders and national operators within the immediate vicinity including Argos, Specsavers, Costa, The Slug and Lettuce, Amber Taverns, New Look and Peacocks.

**ACCOMMODATION**

The property comprises of the following approximate GIA.

Unit	Sq.m.	Sq.ft.
Ground Floor	316	3,400
First Floor Sales	111	1,200
First Floor Ancillary	111	1,200
<b>Approx Total</b>	<b>538</b>	<b>5800</b>

**VALUE ADDED TAX**

We understand VAT is chargeable on this transaction.



**ENERGY PERFORMANCE RATING**  
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**TENURE**

Freehold. The shop is currently occupied and trading as an Age UK charity shop, at nil rent, to mitigate our clients holding costs. Vacant possession is obtained by serving three months notice which can be served prior to completion.

**VIEWINGS**

Strictly by appointment with the Auctioneers.

**JOINT AGENT**

**NICHOLAS BRETT & co**  
Chartered Surveyors  
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