

SHOP LEASE FOR SALE

U122 GUILD HALL, BLUEWATER SHOPPING CENTRE



LOCATION

The unit is located in the bustling Bluewater Shopping Centre on the upper Guildhall. Nearby retailers include **Zara, Timberland, Urban Outfitters, Hollister and Kurt Geiger.**

ACCOMMODATION

The accommodation comprises a ground floor retail unit providing the following approximate floor area:

Ground Floor	1,718 sq ft	159.6 sq m
Mezzanine (possible)	800 sq ft	74.32 sq m

LEASE

An existing FRI lease for a period of 15 years from June 2003, expiring in June 2018, contracted inside the security of tenure provisions of the 1954 Act Part II (as amended) with the next review being in 2008.

Further details and flexible terms available upon request.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available to interested parties.

PLANNING

The property benefits from an A1 planning use.

RENT

By arrangement.

RATES

We have been advised of the following rates assessment:

Rateable Value	£260,000
Rates Payable (09/10)	£126,100

LEGAL COSTS

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

VIEWING

Staff are unaware. Inspections should be arranged through either:

Peter Woods pwoods@ormeretail.co.uk

or

Oliver Wilson owilson@ormeretail.co.uk

December 2009

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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