



RENT - £1,938 Per Annum Exclusive

SITUATION AND DESCRIPTION

The property is located on High Street, Hadleigh, opposite the Castle Public House and McDonalds. It comprises a well located self contained first floor office suite within the Castle Mews complex and is at the rear of the building.

It is a self contained suite which benefit from good natural light, double glazed windows to the rear

office as well as being newly re-carpeted throughout. Kitchen and toilet facilities are shared with occupiers in the building.

The premises are to let on a new lease for a term to be agreed. EPC RATING D-96

VIEWING RECOMMENDED - FLEXIBLE TERM

ACCOMMODATION

Communal entrance door through the arch.

Stairs to front of the building leading to:

Rear Office (Suite G) 12'4" X 13'6"

GROSS INTERNAL FLOOR AREA 169 SQ FT (16 SQ.M.)

DESCRIPTION

A self-contained suite which benefit from good natural light, double glazed windows to the rear office as well as being newly re-carpeted throughout. Kitchen and toilet facilities are shared with occupiers in the building.

RATEABLE VALUE

The Rateable value is to be confirmed.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £1,938 Per Annum Exclusive.

Service charge will be an additional charge which will include heating, electricity, water, common part cleaning and maintenance, buildings insurance - £1,462 Per Annum.

The tenant is responsible for their own telephone expenses and payment of business rates.

SIMPLE FORM OF LEASE - FLEXIBLE TERM (MINIMUM 6 MONTHS)

VIEWING

Prior telephone appointment via Hair and Son: 01702 394959 (Option 3)

Hair & Son – 01702 394959

www.hairandson.co.uk

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959

More than an estate agent

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