

On the Instructions of Next Group Plc

HANLEY

10/12 Lamb Street

***SHOP LEASE
AVAILABLE***

***SIGNIFICANT
INCENTIVES
AVAILABLE***



LOCATION

The property is located in a prominent location along Lamb Street. The property benefits from being nearby to a number of multiple retailers including **TK Maxx, Shoe Zone** and **Thomas Cook**.

DESCRIPTION

The property is arranged over ground, first, second and third floors and has the following dimensions and net internal areas:

Gross Frontage	8.82 m	28 ft 10 ins
Internal Width	8.82 m	28 ft 10 ins
Ground Floor Sales	110.4 sq m	1,188 sq ft
First Floor Sales	100 sq m	1,076 sq ft
Second Floor	69.6 sq m	749 sq ft
Third Floor	85.7 sq m	922 sq ft

TENURE

The property is held on an effectively full repairing and insuring lease due to expire 7th October 2015.

RENT

The current passing rent is **£42,500** per annum exclusive.

TERMS

Significant financial incentives are available, subject to status.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £39,500 and the Rates Payable are £19,157.50. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

Strictly via appointment with:-

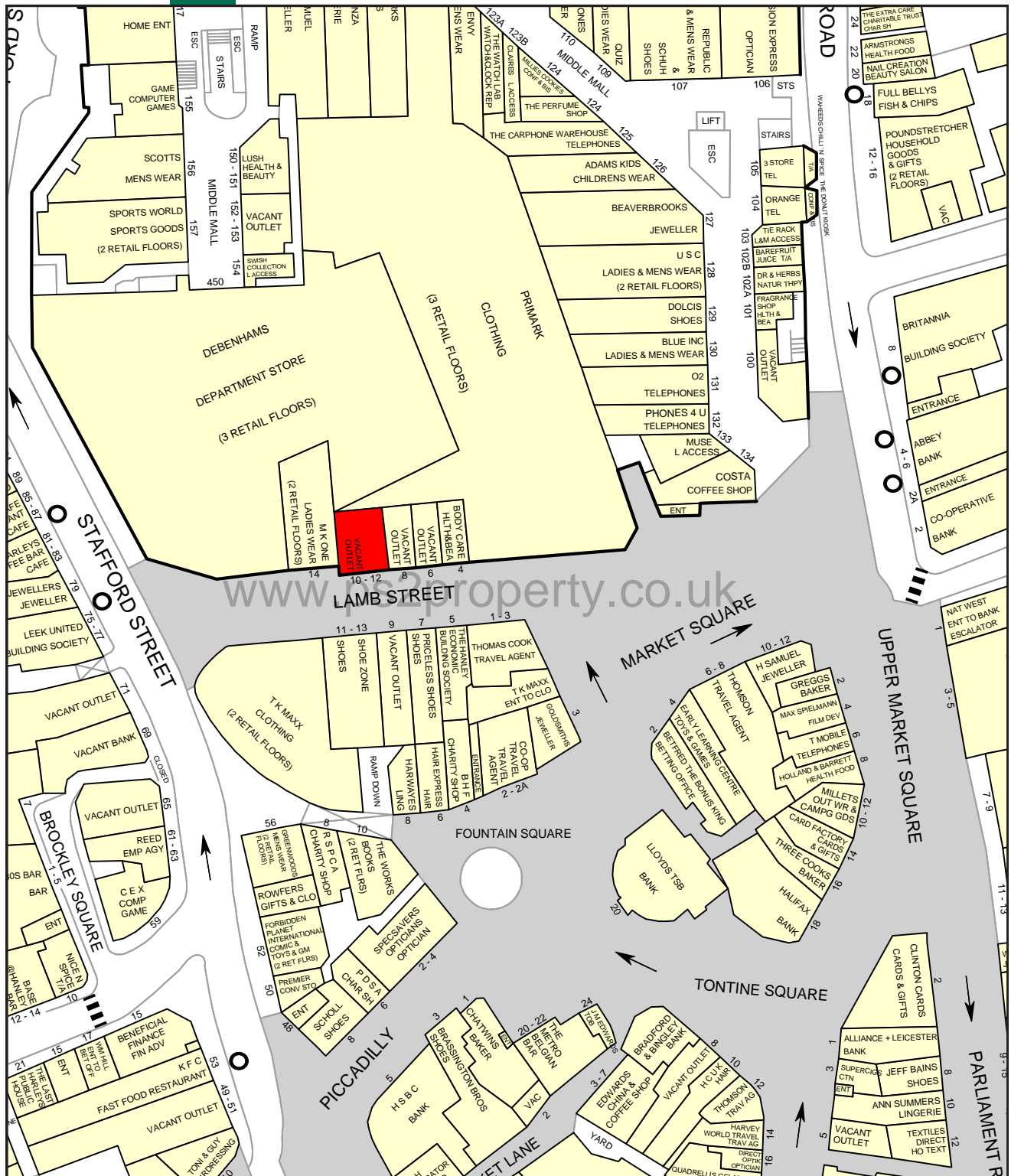
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Not to scale.

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