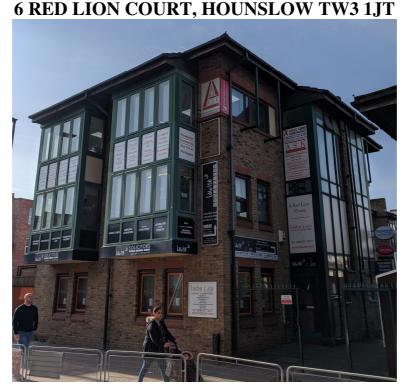


Regulated by RICS

020 8814 8730

enquiries@dunphys.co.uk www.dunphys.co.uk

FREEHOLD OFFICE BUILDING 1,415sqft (131.46sqm) FOR SALE – FREEHOLD £795,000



Location – just north of the High Street and directly adjoining the new town centre re-development scheme with excellent public transport services nearby.

Description — a modern three storey office building forming part of a popular courtyard development of independent office buildings. Two car spaces are included with the property. The floor area is derived from the Business Rates assessment only (not checked on site).

The building has an Energy Performance Asset Ratings of 129 (band F).

Tenure – freehold subject to the three short term tenancies producing £31,000 per annum gross. Two of these have expired and new agreements allowing for three months by either party are currently in negotiation.

Business rates – nil if occupied by three separate businesses qualifying for Business Rates relief. Otherwise £11,515 per annum payable in total at Small Business Rate 2019/20 based on three separate assessments totalling £23,500.

Viewing - through sole agents, **Dunphys**

Dunphys are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or that of our client or otherwise. We assume no responsibility for any statement that may be made in these particulars which do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Rents are quoted net of VAT.