

01564 796800

 **Ramsdens**

CHARTERED SURVEYORS

## SHOP LEASE AVAILABLE

### 73 LAKESIDE CENTRE RM16 1ZG

**LOCATION:** The unit is located adjacent to Boots and the Works close to Debenhams Next and Monsoon.

**DESCRIPTION:** The premises comprise:-

Ground Floor	2,033 sq ft
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**LEASE TERMS:** The premises are held on an FRI lease expiring 28 Sept 2015.

**RENTAL:** £230,720 per annum. (Representing 80% of Rack Rent and subject to possible turnover top up)

**RATES:** We are informed by our clients that the Rateable Value is: £245,000 per annum.

**SERVICE CHARGE:** £24,000 (Current year)

**TERMS:** Each party to be responsible for their own costs.

**VIEWING:** All arrangements to view are to be made strictly by appointment only.

**Ramsdens**  
**jb@ramsdens.com**  
01564 796 800

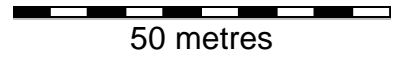
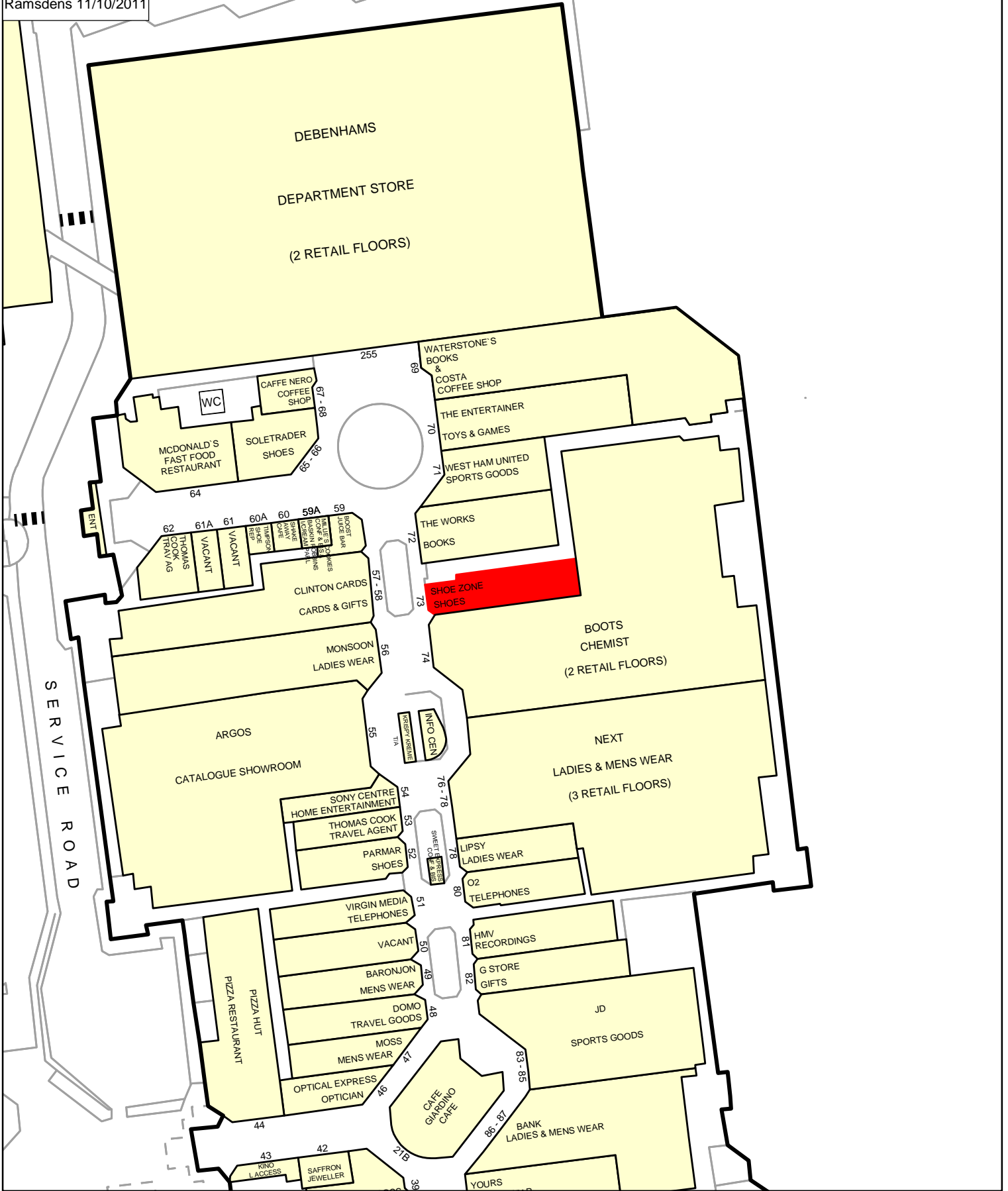
**Subject to Contract**

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Whilst every care is taken to ensure that these particulars are correct, their accuracy cannot be guaranteed, neither do they form part of any contract. All rent, prices and premiums are quoted exclusive of VAT.

Ramsdens 11/10/2011



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