

Unit 3 Dolphin Square Tring

Location

Dolphin Square is a pedestrianised retail centre at the heart of Tring located off the High Street adjacent to Frogmore Street. Unit 3 is in close proximity to the **Marks and Spencer Simply Food**.

Other multiple retailers nearby include: **Specsavers, Costa Coffee** and **McColl's** alongside a range of local cafes, an Italian restaurant and an independent butchers and chemist.

Description

The ground floor comprises a well located retail unit situated within the Dolphin Square Shopping Centre.

Rent

£20,000 per annum exc VAT if applicable

Unit 3 Dolphin Square Tring HP23 5BN

Ground Floor A5 unit To Let

Contact:
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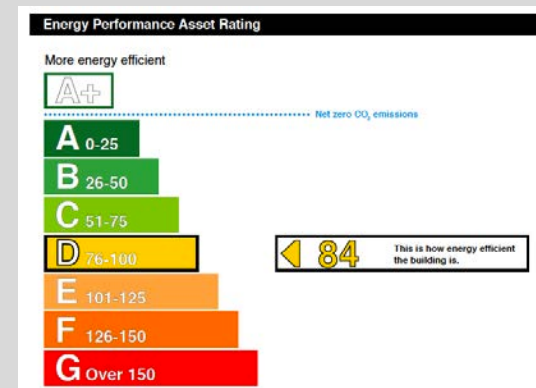
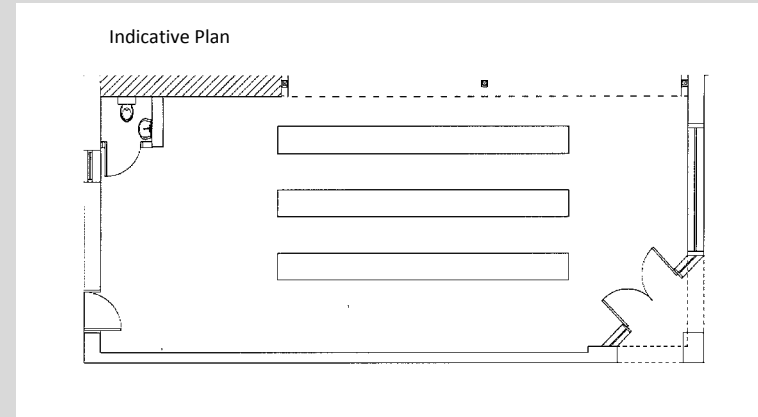
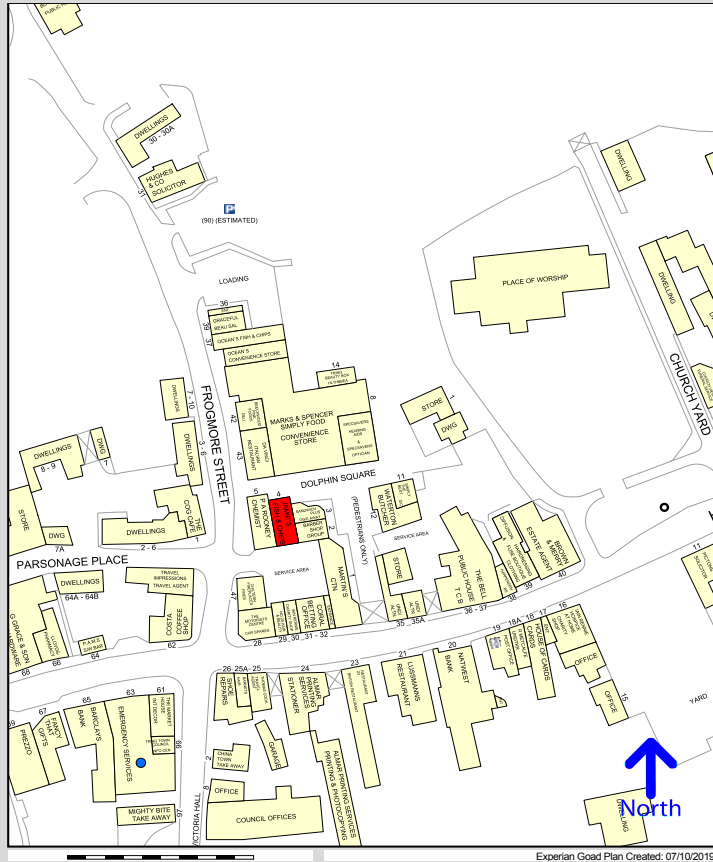
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Accommodation

The premises offer the following approximate floor areas, subject to alterations:

Ground Floor: 757 sq ft 70.32 sqm

Tenure

A new Effectively full repairing and Insuring Lease for a term to be agreed.

Rating

We are advised by the local authority that the property is assessed for rating purposes as follows:

Rateable Value: £16,000
Notional UBR (2019/20) 0.491p
Notional Rates Payable £7,856

Interested parties should verify these figures with the Local Authority.

Service Charge

The current 'on account' service charge is circa **£650** per annum.

Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

EPC

An Energy Performance Certificate for the premises is available on request.

Legal Costs

Each party to bear their own legal costs.

VAT

All figures quoted with these terms are exclusive of VAT, where chargeable.

Anti-Money Laundering Regulations 2017

JRBT is obliged by law to carry out Customer Due Diligence for anyone entering into a contract on properties marketed on behalf of our clients.

Viewing

By appointment through sole agents:

JRBT Commercial Property – 01865 595143:

Jordan Thomas

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Jonathan Thomas

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SUBJECT TO CONTRACT

OCTOBER 2019

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