Location
The subject premises occupy a prominent location on Promenade, adjacent to Jigsaw and Karen Millen and within immediate proximity to Molton Brown, Hotel Chocolat, T2 and Jo Malone.

Demise
The property is arranged over ground, basement and upper floors and comprises the following approximate areas and dimensions:

<table>
<thead>
<tr>
<th>Area</th>
<th>Internal Width:</th>
<th>Shop Depth:</th>
<th>Ground Floor Sales:</th>
<th>Mezzanine Floor Sales:</th>
<th>First Floor Sales:</th>
<th>First Floor Ancillary:</th>
<th>Second Floor Ancillary:</th>
<th>Basement Floor Ancillary:</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20' 8&quot;</td>
<td>6.30 m</td>
<td>797 sq ft</td>
<td>494 sq ft</td>
<td>1,042 sq ft</td>
<td>121 sq ft</td>
<td>600 sq ft</td>
<td>489 sq ft</td>
<td>3,643 sq ft</td>
</tr>
<tr>
<td></td>
<td>41' 0&quot;</td>
<td>12.80 m</td>
<td>74.00 sq m</td>
<td>46.00 sq m</td>
<td>97.00 sq m</td>
<td>11.00 sq m</td>
<td>58.00 sq m</td>
<td>45.00 sq m</td>
<td>331.00 sq m</td>
</tr>
</tbody>
</table>

Tenure
A new effective FRI lease for a term of years to be agreed.

Rent
On application.

Rates
Rateable Value: £140,000

Interested parties are advised to make their own enquiries to the Local Authority.

EPC
Available upon request.
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