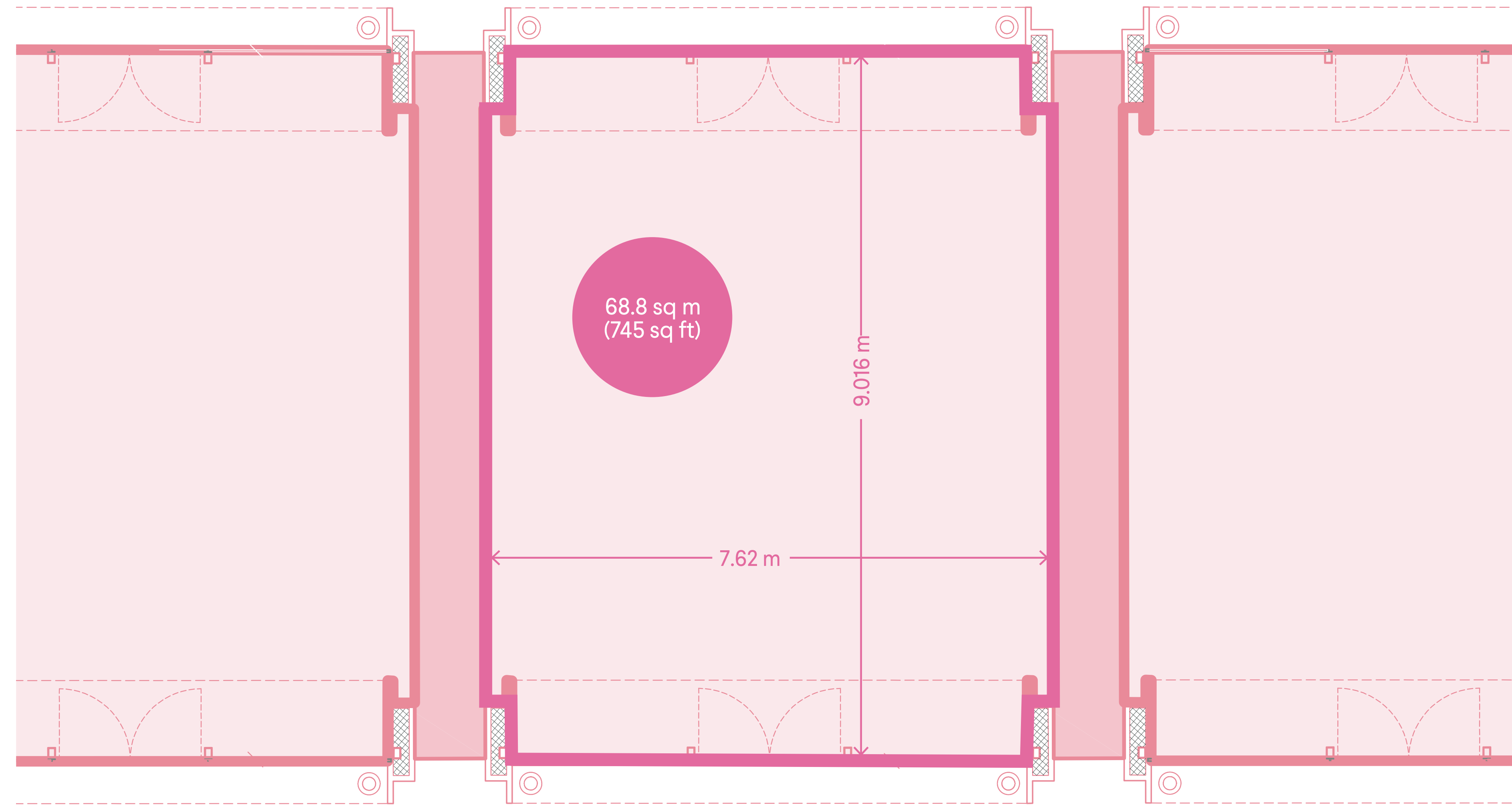


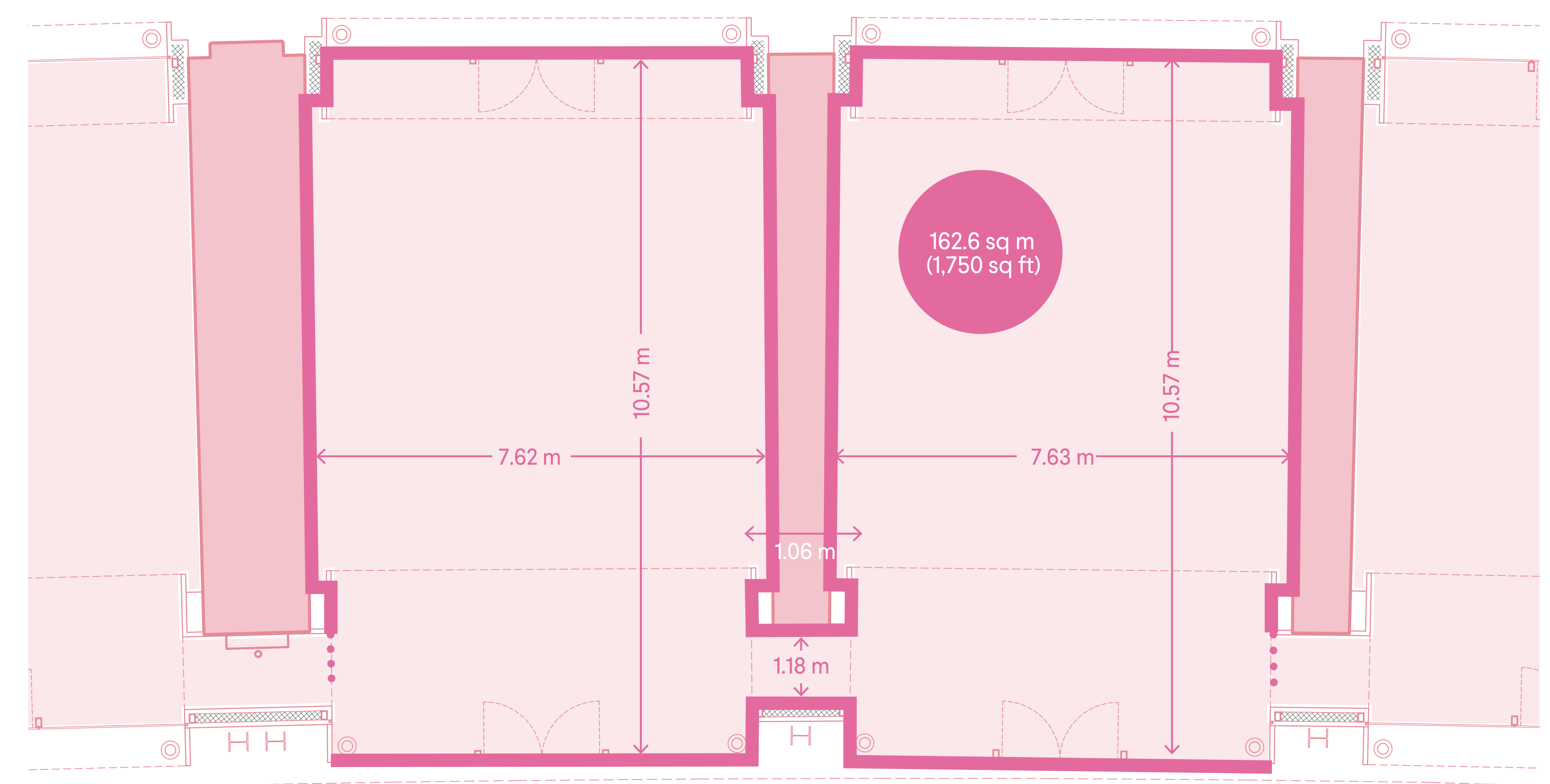
Single Units

Arches 87, 83-80



Double Units

Arches 93-90



Phase 1		
Arch	Sq m	Sq ft
93*	80.0	861
92*	81.2	874
91*	81.5	877
90*	81.1	873
89*	80.7	869
88*	79.9	860
87	68.8	741
83	68.4	736
82	68.6	738
81	68.6	738
80	68.8	738

*Arches can be combined to create double units

Planning	A1-A4 Uses.
Outside Seating	Permission for outside seating may be granted by way of separate licences. Further details on request.
Timing	Available from November 2019
Handover	Units will be handed over in clean shell condition with shop fronts installed and capped off services. There is no gas supply. Two shared service arches will provide areas for refuse, staff cycle storage and staff w/c's and showers.

Terms	New leases contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954, on a turnover basis with a minimum guaranteed rent.	
Service Charge	An estate service charge will apply. Further details on application.	
Rates	To be assessed on completion of the works. Interested parties are advised to make their own enquiries via the local authority.	
EPCs	A 'C' rating has been awarded.	
Costs	Each party is to be responsible for their own legal and professional costs incurred in the transaction.	
Opening Hours	07:00 am to 24:00 am	Monday to Thursday
	07:00 am to 01:00 am	Friday
	08:00 am to 01:00 am	Saturday
	08:00 am to 24:00 am	Sunday, Bank Holiday and Public Holiday

Maximum ceiling height 4.45m (approximate average). Potential for mezzanines.
Areas and dimensions have been independently calculated by Plowman Craven Associates.