

## Prime Shopping Centre Unit

### Ground floor sales

532.98m<sup>2</sup> (5,737ft<sup>2</sup>)

- **Rent** £54,500 per annum exclusive
- **Service Charge** £30,000 (estimated annual charge)
- **Insurance** £2,500 (estimated annual charge)
- **Rateable Value** £58,000
- **EPC** Available on request
- **Lease** New lease for a term of years to be agreed.



**TO LET**



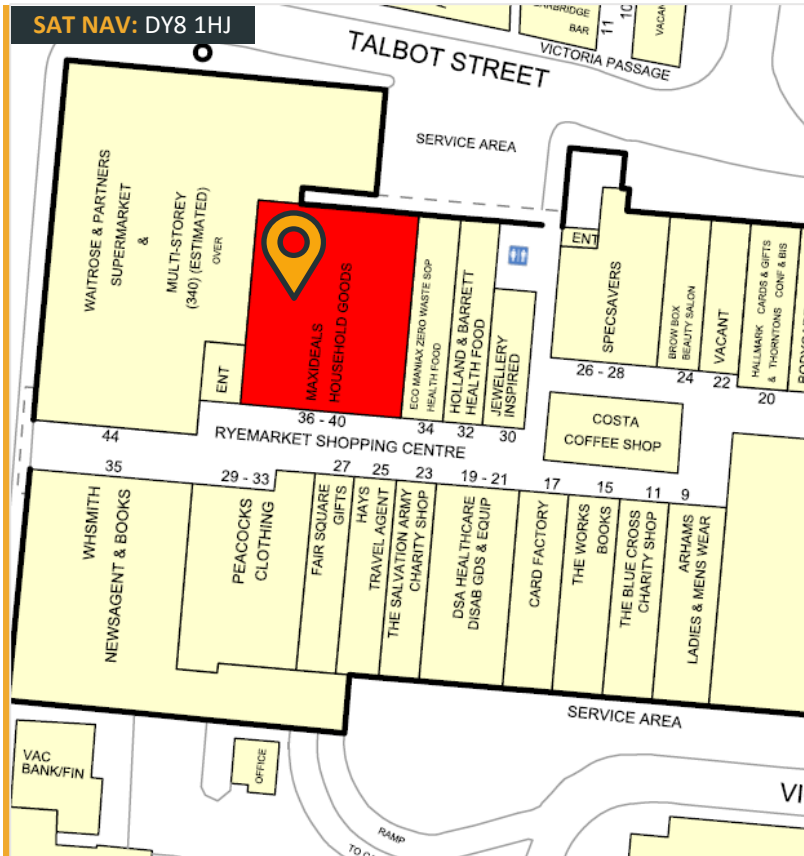
Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	532.98	5,737
First floor ancillary	114.92	1,237

## Planning

The current planning use is Class E and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Legal Costs

Each party to be responsible for their own legal fees in connection with the transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:



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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.