



## Prime Shopping Centre Unit

### New Lease Available

Ground floor sales  
13.56m<sup>2</sup> (146ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including **Asda**, **Poundland**, **Greggs**, **Costa Coffee**, **Card Factory**, **Specsavers** and many more
- Access to substantial annual footfall and a catchment population of circa 60,000
- Parking facilities for 600 cars and up to 3h free parking
- Regular on site events
- Access to centre marketing and social media
- **Lease:** New lease available
- **Rent:** £3,000 per annum exclusive of VAT
- **Service Charge:** £876
- **Buildings insurance:** £66
- **Rateable Value (2023):** To be reassessed



**TO LET**



Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	13.56	146
First floor stores	N/A	N/A
<b>Total</b>	<b>13.56</b>	<b>146</b>

## 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.

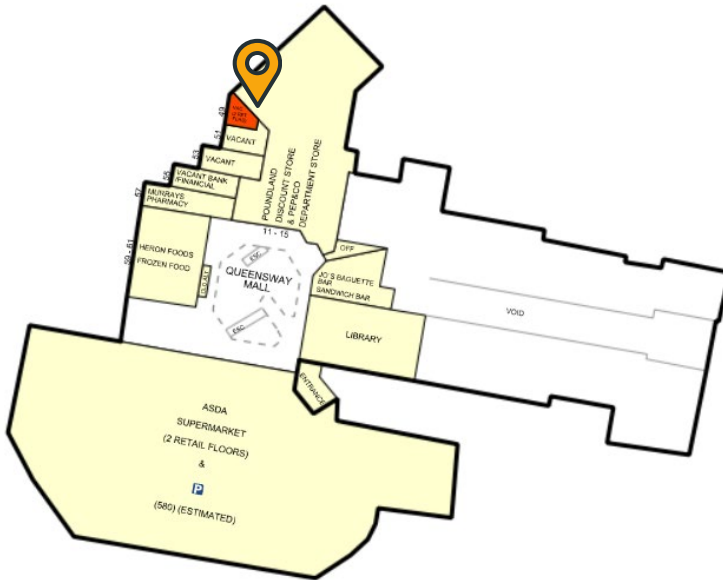
## EPC

A copy of the Energy Performance Certificate is available on request.

## Business Rates

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

**SAT NAV: B63 4AB**



## Further Information

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

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