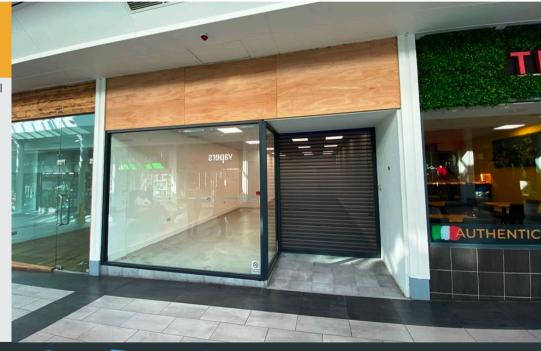


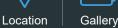
# **Prime Shopping Centre Unit** New Lease Available

# **Ground floor sales** 69.21m<sup>2</sup> (745ft<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: £11,500 per annum exclusive of VAT
- Service Charge: £7,890
- Buildings insurance: £592
- Rateable Value (2023): £19,500



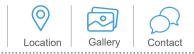


















#### Accommodation

Floor	m²	ft²
Ground floor sales	69.21	745
First floor stores	52.95	570
Total	122.16	1,315

## 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 75% on the rates payable until 31/03/2025 (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.







Please click here to read our "Property Misdescriptions Act". E&OE.

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