

## Prominent, double fronted retail/leisure unit to let (Subject to vacant possession)

163.41m<sup>2</sup>  
(1,759ft<sup>2</sup>)

- Prime position within Ortongate Shopping Centre
- White box internal condition ready to be fitted out
- Shopping centre anchored by Poundland, B&M, Co-op, Iceland Food Warehouse and QD Stores
- Over 300 free car parking spaces
- Quoting Rent £25,000 per annum



**TO LET**



Location



Gallery



Contact

## Location

Ortongate Shopping Centre is a vibrant retail destination catering to a diverse and growing community. It is conveniently located just off the A1139 and accessible by public transport, Ortongate provides ample parking with over 300 free parking spaces.

The centre is anchored by popular retail brands including Poundland, B&M, Iceland Food Warehouse and QD Stores, as well as a varied mix of regional and independent retailers.

## The Property

Unit 16-17 provides a highly prominent double fronted retail/leisure premises fronting onto the Ortongate Square. It provides open plan ground floor sales accommodation together with staff kitchen and WC.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	163.41	1,759





## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

## Rent

The property is available at a quoting rent of:-

**£25,000 per annum**

## Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

## VAT

VAT is applicable at the prevailing rate.

## Service Charge

A service charge will be payable towards maintenance of the shopping centre, the current estimated service charge for the year is £5,898.

## EPC

A copy is available on request.

**SAT NAV: PE2 5TD**



(120) (ESTIMATED)

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises  
Rateable Value (2023): £19,500

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.

## Legal Costs

Each party will bear their own legal costs incurred.

## Further Information

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

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