newlands
Shopping Centre | Kettering

Prime Shopping Centre Unit
New Lease Available

Ground floor sales
108.51m² (1,168ft²)

- Prime retail destination with a mix of national and independent retailers including **H&M**, **TK Maxx, Poundland, Pandora, JD, Greggs, Costa Coffee**, and **Specsavers**.
- Access to substantial annual footfall in excess of 5.6m per annum and a borough population of circa 80,000
- Parking facilities for 305 cars
- Regular on site events
- Access to centre marketing and social media
- **Lease:** New lease available
- **Rent:** £22,500 per annum exclusive of VAT
- **Service Charge:** £8,996.40
- **Rateable Value (2023):** £17,750

TO LET

Location   Gallery   Contact

FHP
fhp.co.uk

Accommodation

Floor	m²	ft²
Ground floor sales	108.51	1,168
First floor stores	24.15	260
Total	**132.66**	**1,428**

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.
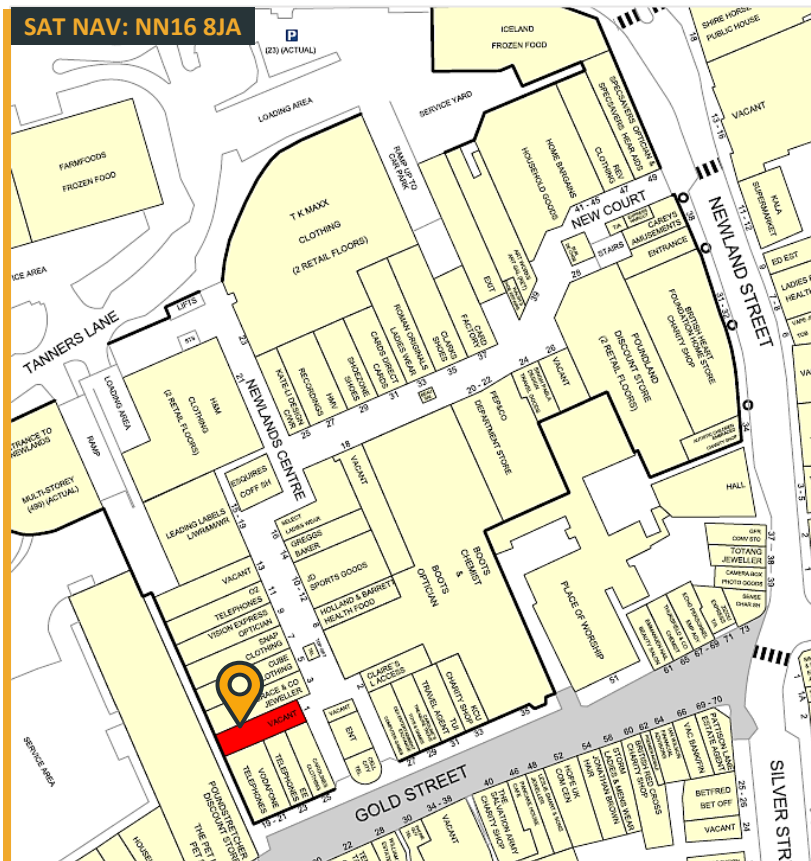
Legal Costs

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.

SAT NAV: NN16 8JA

Further Information

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

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25/11/2024

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