

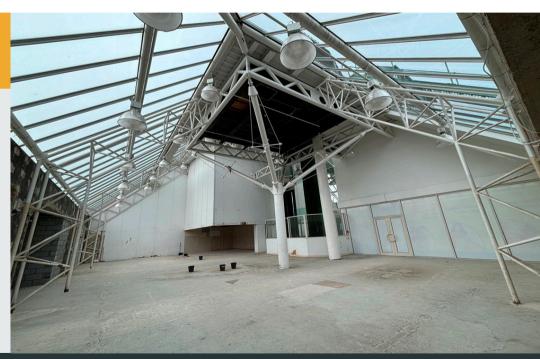
Prime Shopping Centre Unit

New Lease Available

First Floor

1,096.16m² (11,799ft²)

- 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: £35,000 per annum exclusive of VAT
- Service Charge: £80,167.50
- Rateable Value (2023): TBC













Unit 3 | 31 - 32 The Mall | Newlands Shopping Centre | Kettering | NN16 8JA















Accommodation

Floor	m²	ft²
Ground floor sales	86.02	926
First floor stores	1,096.16	11,799
Total	1,185.18	12,725

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.



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SAT NAV: NN16 8JA FROM POOD

First Floor: 1,096.16m² (11,799ft²)

Further Information

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

Doug Tweedie 07887 787 892

07887 787 892 doug@fhp.co.uk **Oliver Daniels**

07896 035 805 oliver.daniels@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

122 Colmore Row, Birmingham B3 3BD

fhp.co.uk

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