

# **Prime Shopping Centre Unit**

New Lease Available from April 2025

# Ground floor sales 87.80m² (945ft²)

- 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: £24,500 per annum exclusive of VAT
- Service Charge: £11,000
- Rateable Value (2023): £13,250













23 Gold Street | Newlands Shopping Centre | Kettering | NN16 8JA















### **Accommodation**

Floor	m²	ft²
Ground floor sales	87.80	945
First floor stores	65.68	707
Total	153.48	1,652

## **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.

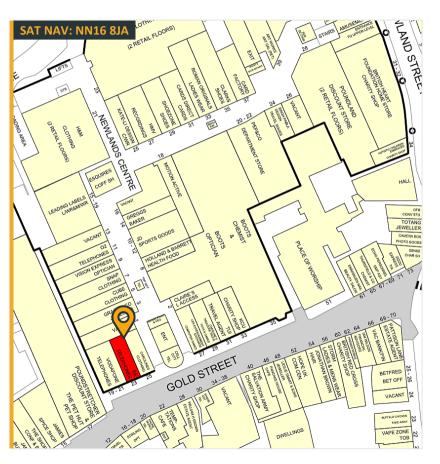


23 Gold Street | Newlands Shopping Centre | Kettering | NN16 8JA Shop To Let: 87.80m² (945ft²)









### **Further Information**

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

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