

Prime shopping centre, white boxed retail unit to let

126m²
(1,356ft²)

- Prime unit within the centre
- White boxed internal condition - ready to be fitted out
- Shopping Centre anchored by B&M, Co-op Food, Iceland Food Warehouse & QD stores
- Over 300 free car parking spaces
- 30,000 catchment in Orton
- **Rent:** £20,000 pa
- **Service charge:** £4,547 pa (approx.)
- **Buildings insurance:** £pa (approx.)



TO LET



Location

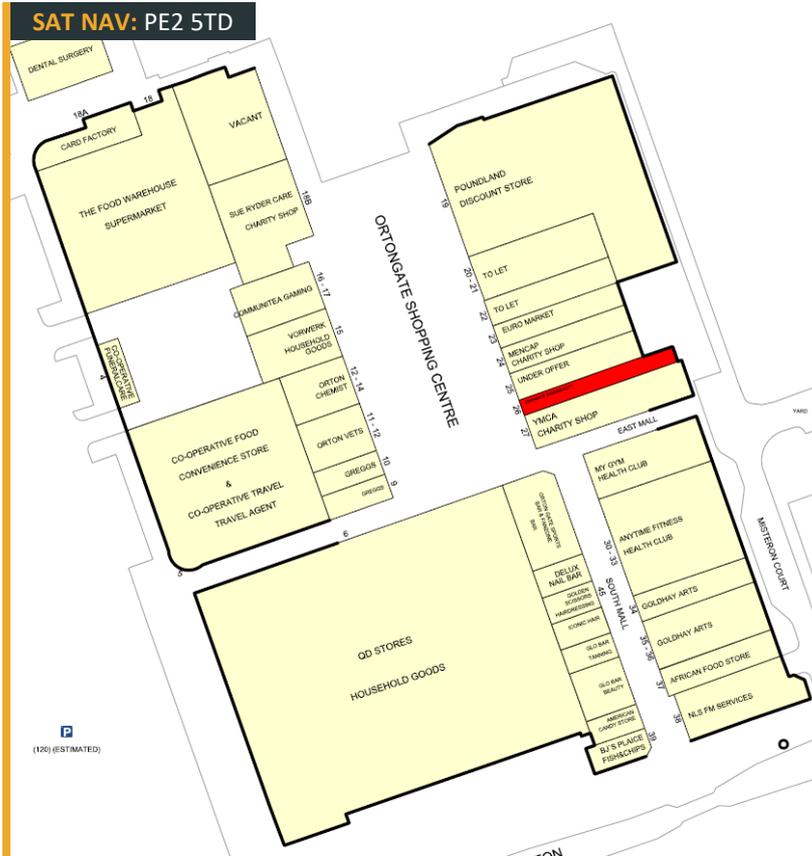


Gallery



Contact

SAT NAV: PE2 5TD



Business Rates

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

Shop & Premises
Rateable Value (2023): £11,500

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.

Planning

We understand the current planning use is **Class E** and therefore suitable for retail and leisure uses. Interested parties should satisfy their own queries with the local planning authority.

EPC

Available on request.

VAT

VAT is applicable at the prevailing rate.

Further Information

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

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