

## Prime gym/creche/soft play opportunity

264.68m<sup>2</sup>  
(2,849ft<sup>2</sup>)

- Prime position in the covered mall
- Ideal for retail/soft play or creche
- Available as a whole or could be split
- Over 300 free car parking spaces on site
- 30,000 catchment in Orton
- Shopping Centre anchored by B&M, Co-op Food, Iceland Food Warehouse & QD stores
- **Rent:** £27,500 pa
- **Service charge:** £9,552 pa (approx)
- **Buildings insurance:** £443 pa (approx)



**TO LET**



Location

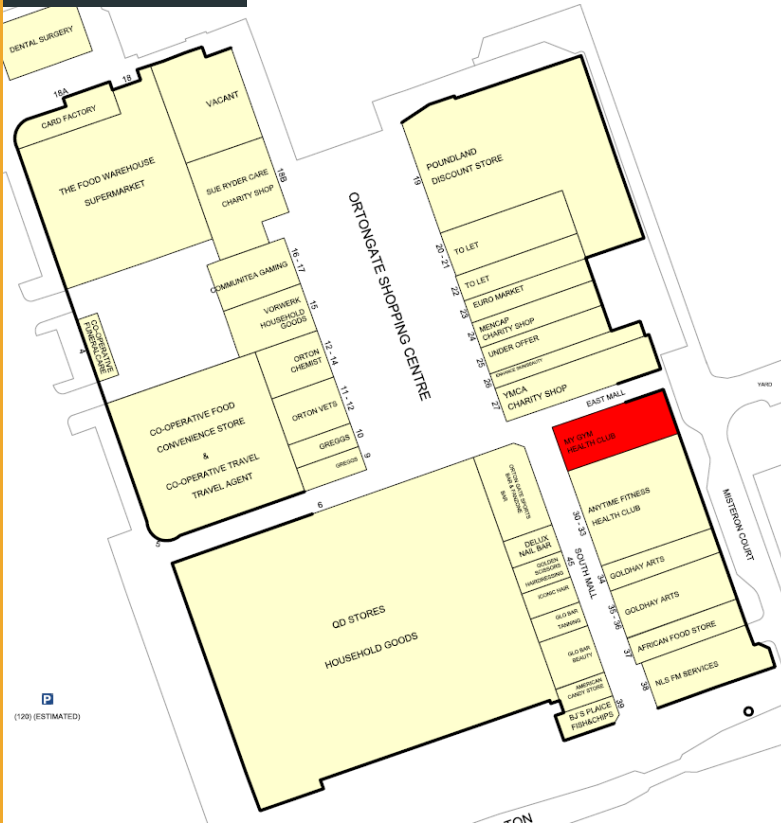


Gallery



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): £26,250

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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