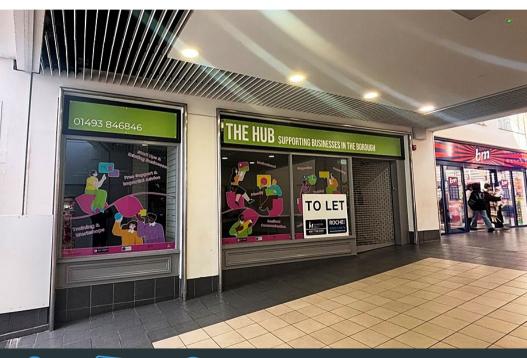
# **Prime Shopping Centre Unit** New Lease Available

## **Ground floor sales** 176.52m<sup>2</sup> (1,900ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including B&M, Boots, JD, Superdrug and Starbucks and many more
- Access to an estimated 4.5m annual footfall. 7m tourist visits and a catchment population of circa 110,000
- Parking facilities for 350 + cars
- £4.5m Council investment into the market, and a £17m new library and civic office, both located opposite Market Gates principal entrance
- · Access to centre marketing and social media
- Lease: New lease available
- Rent: £20,000 per annum exclusive of VAT
- Service Charge: £16,549
- Buildings insurance: £916
- Rateable Value (2023): £31,000









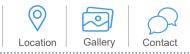




**n**arket

Location











#### Accommodation

Floor	m²	ft²
Ground floor sales	176.52	1,900

### 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.





