

Prime Shopping Centre Unit

New Lease Available

Ground floor sales

410.82m² (4,422ft²)

- 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:** £55,242
- **Buildings insurance:** £3,256
- **Rateable Value (2023):** £35,000



TO LET



Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground floor sales	410.82	4,422
Other	215.54	2,320
Total	626.36	6,742

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

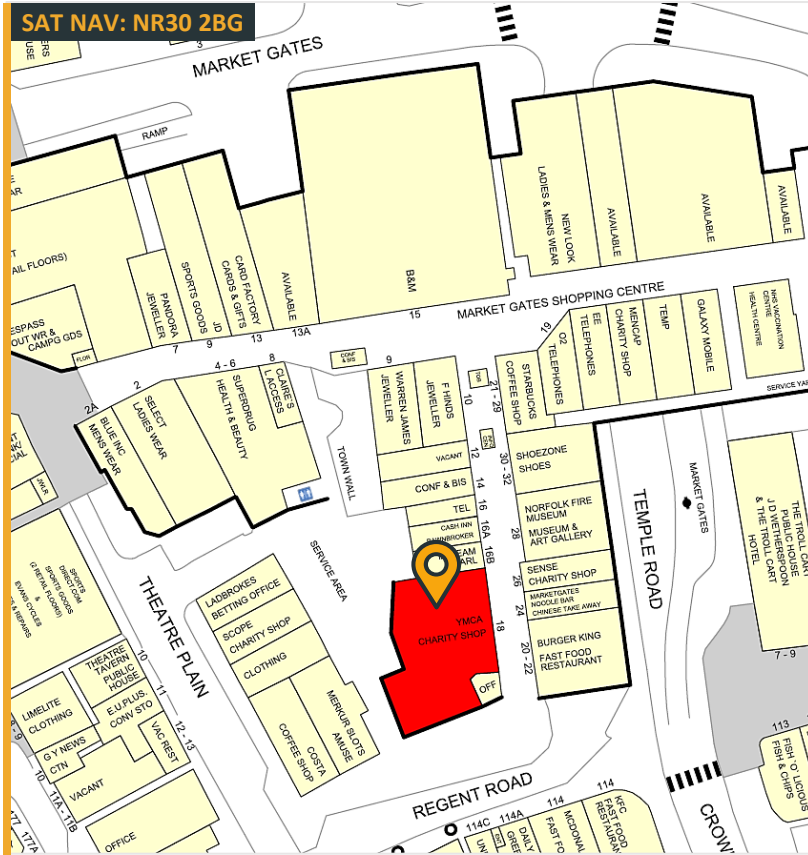
Each party to be responsible for their own legal fees in connection with the transaction.

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.



Further Information

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

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