



Prime Shopping Centre Unit

New Lease Available subject to formal vacant possession

Ground floor sales

132m² (1,421ft²)

- Prime retail destination with a mix of national and independent retailers including **Asda**, **Poundland**, **Greggs**, **Costa Coffee**, **Card Factory**, **Specsavers** and many more
- Access to substantial annual footfall and a catchment population of circa 60,000
- Parking facilities for 600 cars and up to 3h free parking
- Regular on site events
- Access to centre marketing and social media
- **Lease:** New lease available
- **Rent:** £23,500 per annum exclusive of VAT
- **Service Charge:** £16,500
- **Buildings insurance:** £1,250
- **Rateable Value (2023):** £41,750



TO LET



Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground floor sales	132	1,421
First floor ancillary	120.40	1,296
Total	252.40	2,717

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

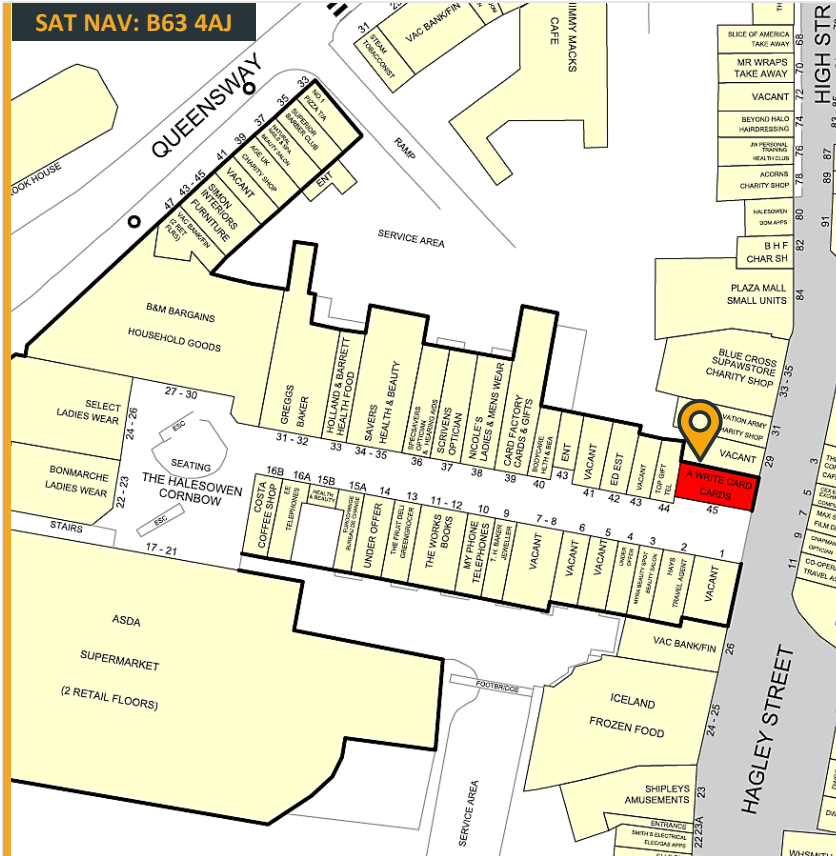
Each party to be responsible for their own legal fees in connection with the transaction.

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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