

## Prime Shopping Centre Unit

### New Lease Available

### Ground floor sales

413.69m<sup>2</sup> (4,443ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including **H&M, JD, Pandora, Bert & Gerts** and **DJ Collectables**
- Access to substantial annual footfall and a catchment population of 295,000
- Parking facilities for 950 cars
- Regular on site events
- Access to centre marketing and social media
- **Lease:** New lease available
- **Rent:** £100,000 per annum exclusive of VAT
- **Service Charge:** £33,482
- **Buildings insurance:** £1,541
- **Rateable Value (2023):** £96,000



**TO LET**



Location



Gallery



Contact



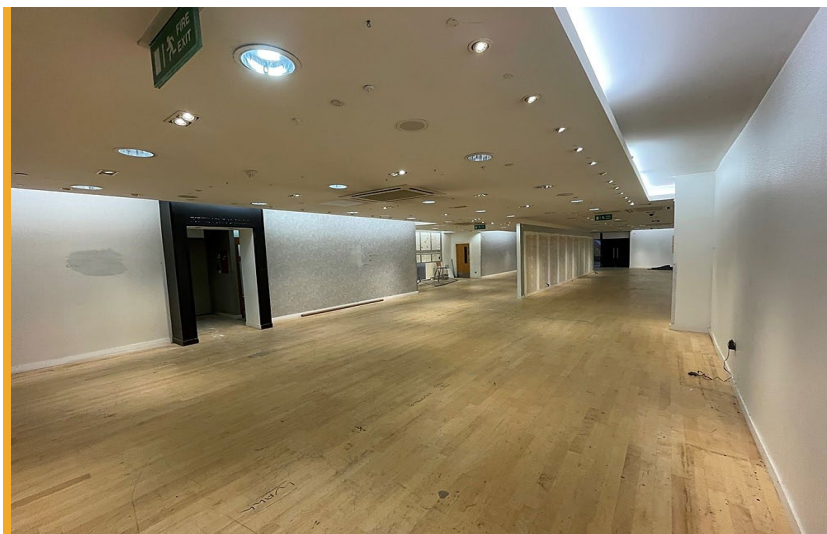
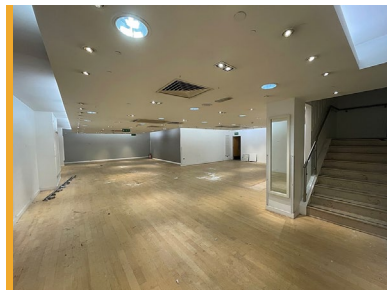
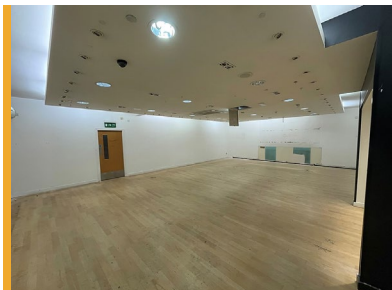
Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	413.69	4,443
Basement	274.71	2,957
First floor stores	N/A	N/A

## 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 from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.



Location

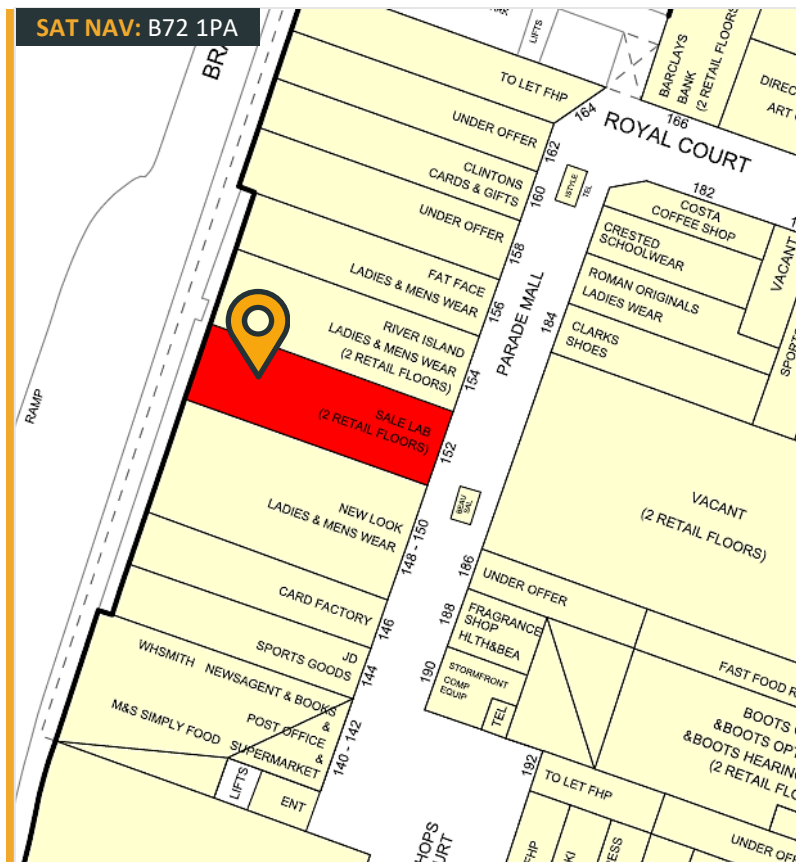


Gallery



Contact

**SAT NAV: B72 1PA**



## Further Information

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



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**GRACECHURCH**