

Prime Shopping Centre Unit

Flexible Lease Available to 2025

Ground floor sales

119.66m² (1,288ft²)

- 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
- Regular on site events
- Access to centre marketing and social media
- **Lease:** New 3-12 month short form lease
- **Rent:** £350 plus VAT per week to include service charge and buildings insurance
- **Rateable Value (2023):** £35,750



TO LET



Location



Gallery



Contact



Location



Gallery



Contact



Accommodation

| Floor | m ² | ft ² |
|--------------------|----------------|-----------------|
| Ground floor sales | 119.66 | 1,288 |
| Basement | 41.15 | 443 |
| First floor stores | 109.81 | 1,182 |

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.



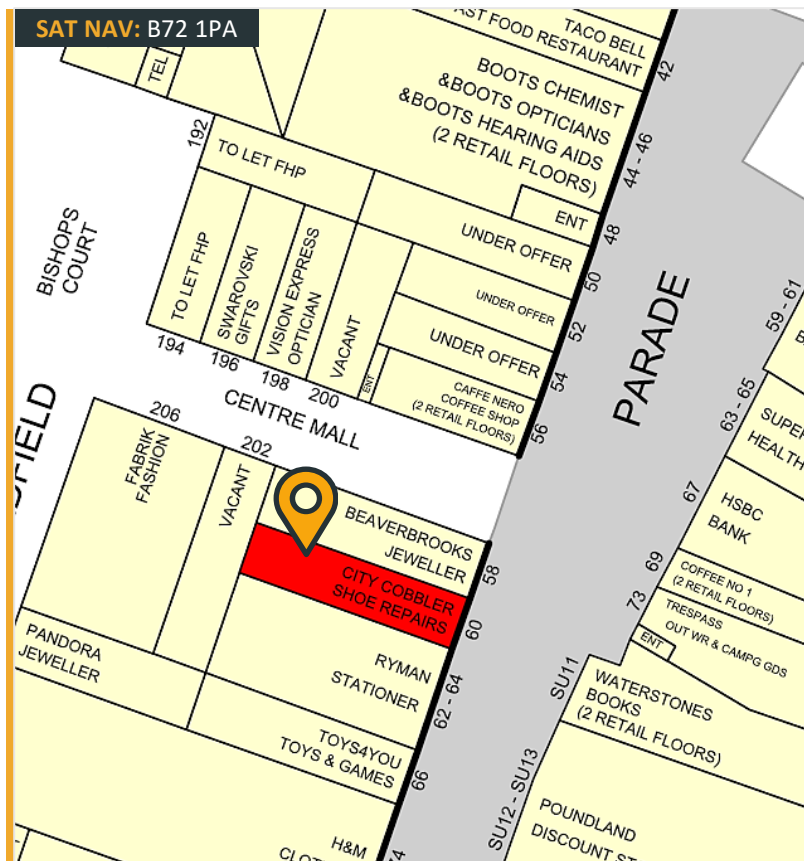
Location



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Further Information

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



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