

Prime Shopping Centre Unit

New Lease Available

Ground floor sales

896.79m² (9,653ft²)

- 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:** £65,000 per annum exclusive of VAT
- **Service Charge:** £174,263
- **Buildings insurance:** £13,579
- **Rateable Value (2026):** £75,000



TO LET



Location



Gallery



Contact



Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground floor sales	896.79	9,653
First floor stores	1,165.28	12,543
Other	571.63	6,153
Total	2,633.70	28,349

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

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value from 1st April 2026: £75,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.



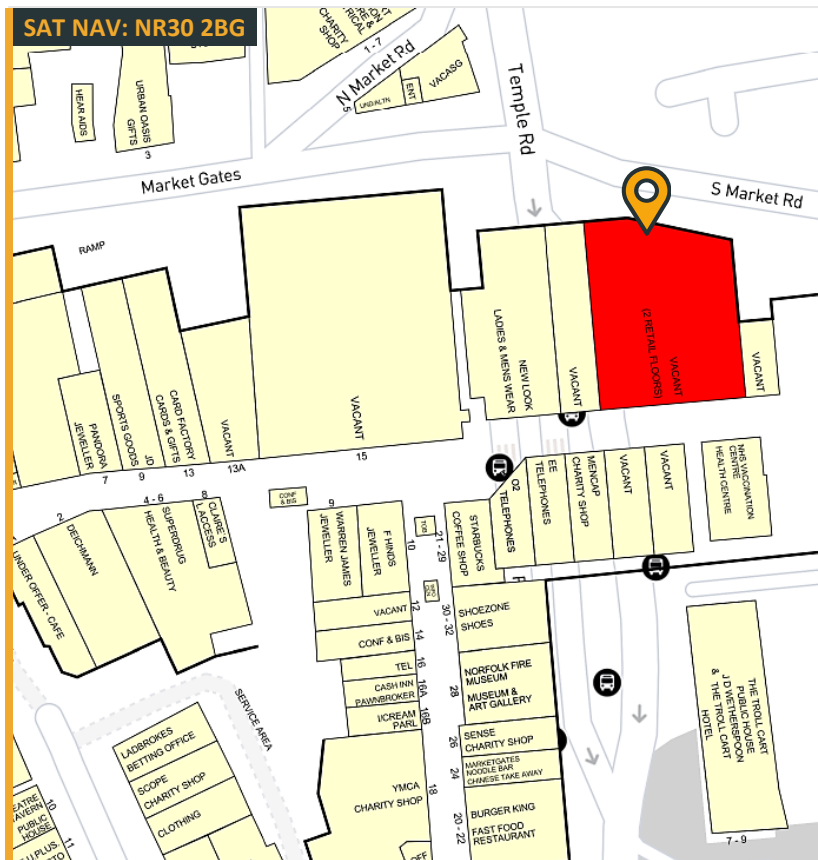
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Further Information

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

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01/03/2025

