

## Prime Shopping Centre Unit

(Subject to vacant possession)

### Ground floor sales

742.10m<sup>2</sup> (7,988ft<sup>2</sup>)

- **Rent** £75,000 per annum
- **Service Charge** £24,119 pa
- **Insurance** £7,140 pa
- **Rateable Value (2023)** £99,500
- **EPC** Available on request
- **Lease** New lease for a term of years to be agreed



**TO LET**



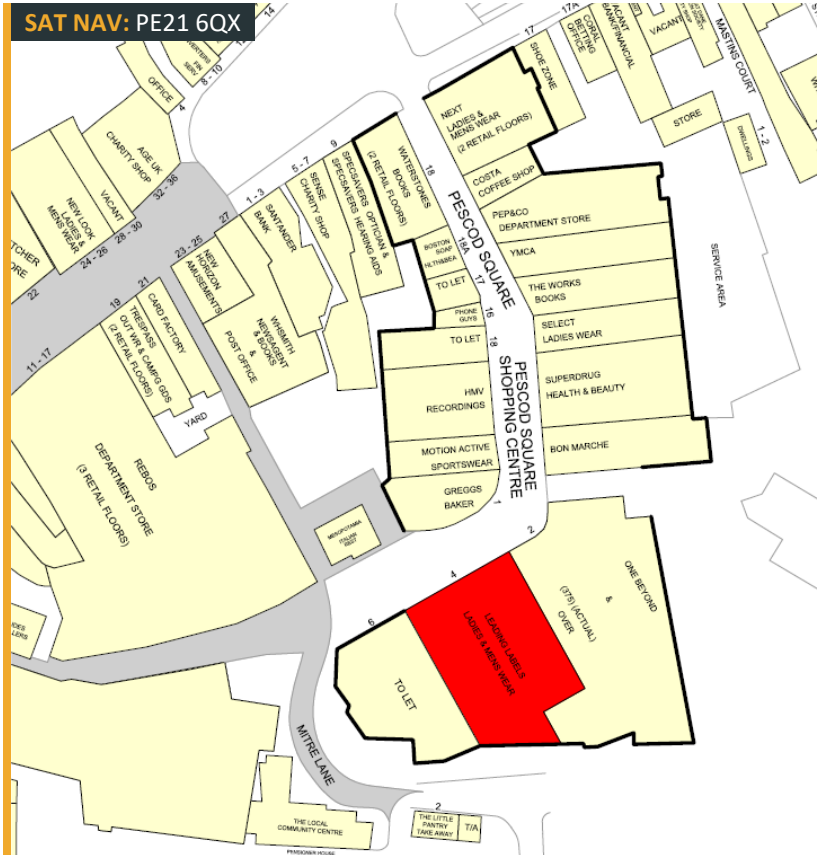
Location



Gallery



Contact



## Accommodation

| Floor              |                      |                      |
|--------------------|----------------------|----------------------|
| Ground Floor Sales | 742.10m <sup>2</sup> | 7,988ft <sup>2</sup> |

## 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.

## Further Information

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



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