

## Prime Shopping Centre Unit

### Ground floor sales

119.57m<sup>2</sup> (1,287ft<sup>2</sup>)

- Prime retail destination
- Occupiers represented include **Waitrose**, **Coffee#1**, **Home Bargains**, **Specsavers** and **Peacocks**
- Waitrose have recently undertaken a full refurbishment
- **Rent** £25,000 per annum
- **Service Charge** £9,612.91 (estimated annual charge)
- **Insurance** £750 (estimated annual charge)
- **Rateable Value** £33,500 (£25,250 from April 2023)
- **EPC** Available on request
- **Lease** A new lease for a term of years to be agreed.



**TO LET**



Location



Gallery



Contact



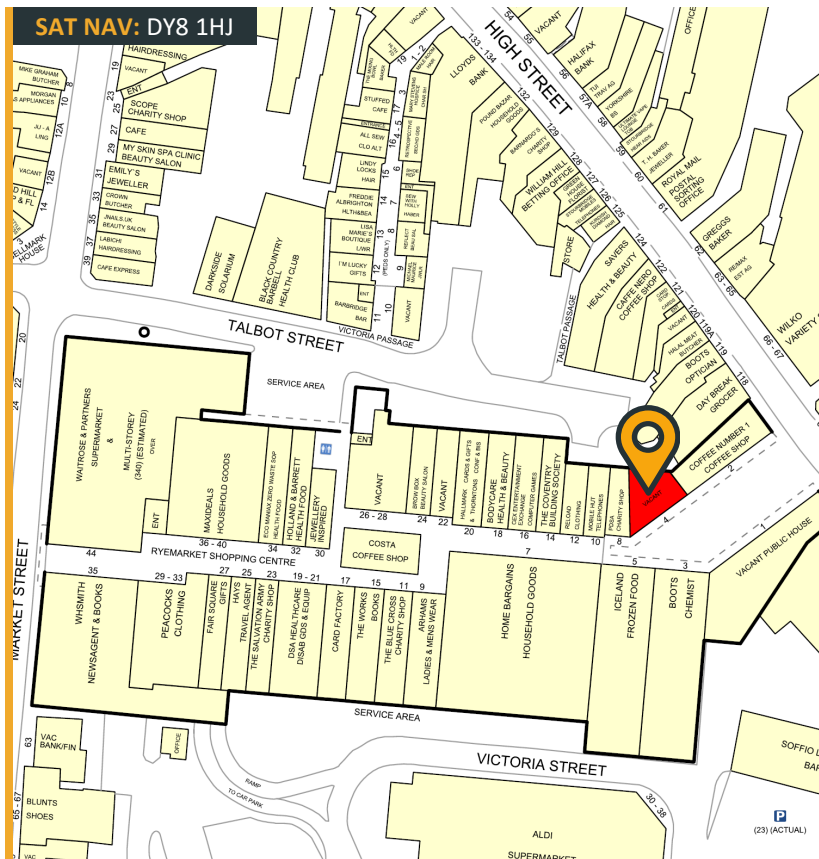
Location



Gallery



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## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	119.57	1,287
First floor stores	117.89	1,269

## 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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