

## Prime Shopping Centre Unit

### Flexible Lease Available

### Ground floor sales

243m<sup>2</sup> (2,615ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including **JD, New Look & Costa**
- Access to high footfall and a catchment population of 100,000
- Direct access to the A34 and nearby parking provisions
  
- **Lease:** New 3-12 month short form lease
- **Rent:** £500 plus VAT per week to include service charge and buildings insurance
- **Rateable Value (2023):** £37,000



**TO LET**



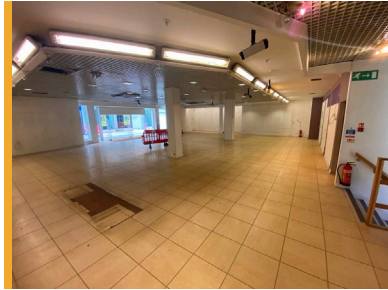
Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	243	2,615
First floor stores	193.50	2,082

## 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

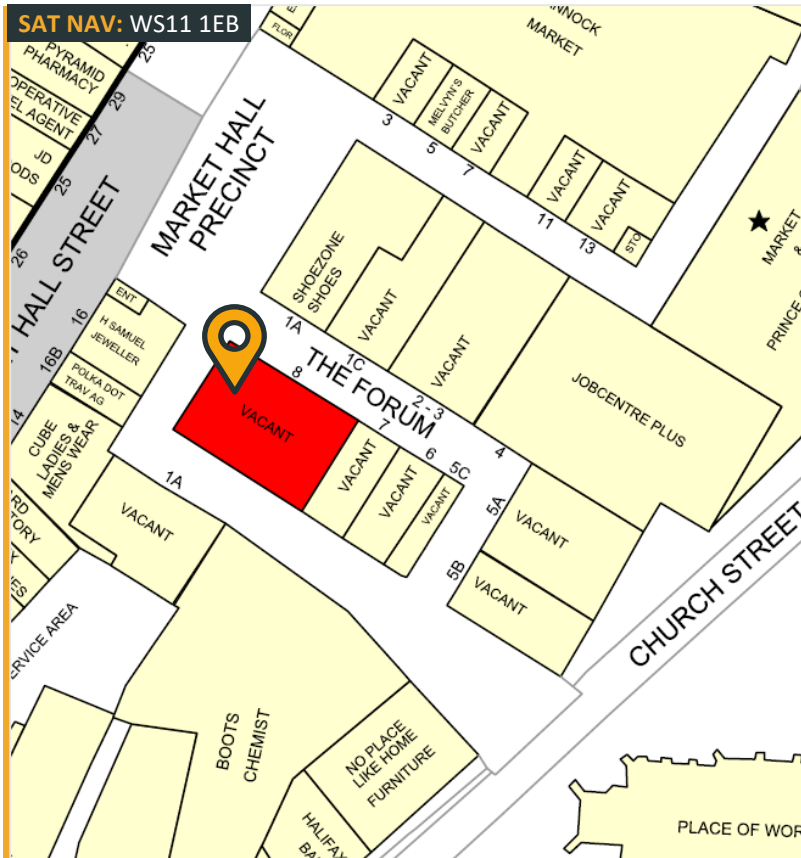
Each party to be responsible for their own legal fees in connection with the transaction.

## 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.



## Further Information

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

**Oliver Daniels**

07896 035 805

[oliver.daniels@fhp.co.uk](mailto:oliver.daniels@fhp.co.uk)

**Doug Tweedie**

07887 787 892

[doug@fhp.co.uk](mailto:doug@fhp.co.uk)



Fisher Hargreaves Proctor Ltd.

122 Colmore Row, Birmingham  
B3 3BD

[fhp.co.uk](http://fhp.co.uk)

20/09/2023