

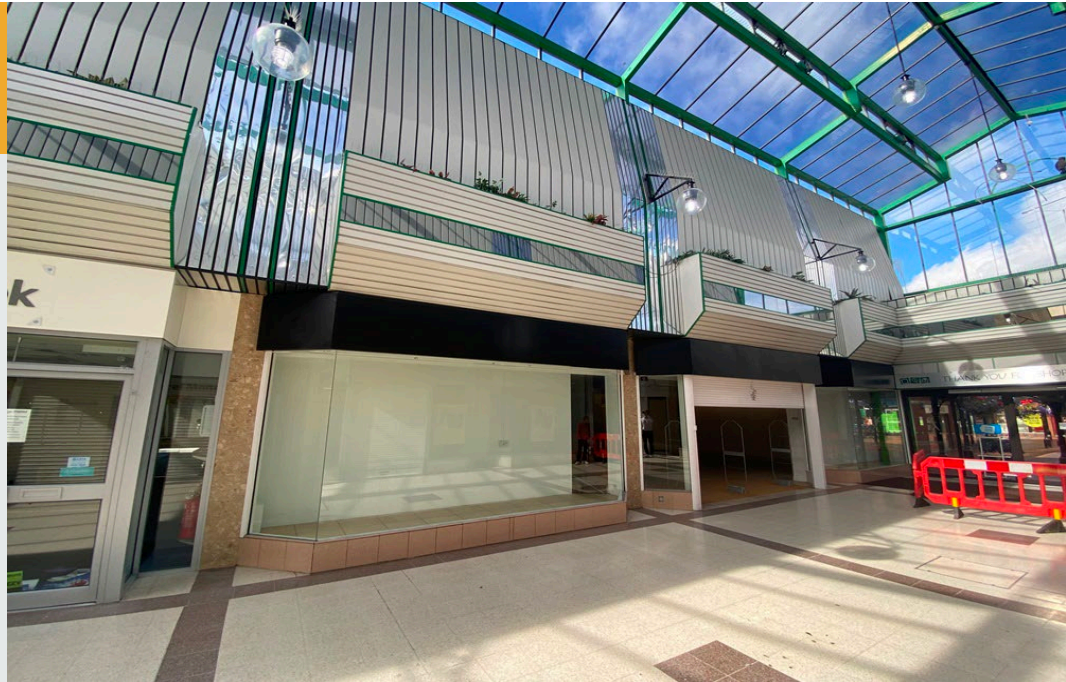
Prime Shopping Centre Unit

Flexible Lease Available

Ground floor sales

243m² (2,615ft²)

- 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



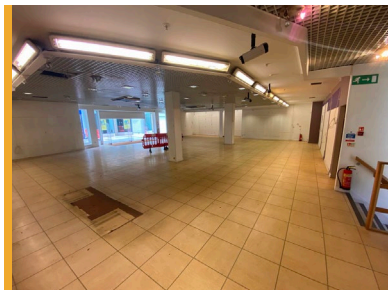
Location



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Accommodation

| Floor | m ² | ft ² |
|--------------------|----------------|-----------------|
| 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 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



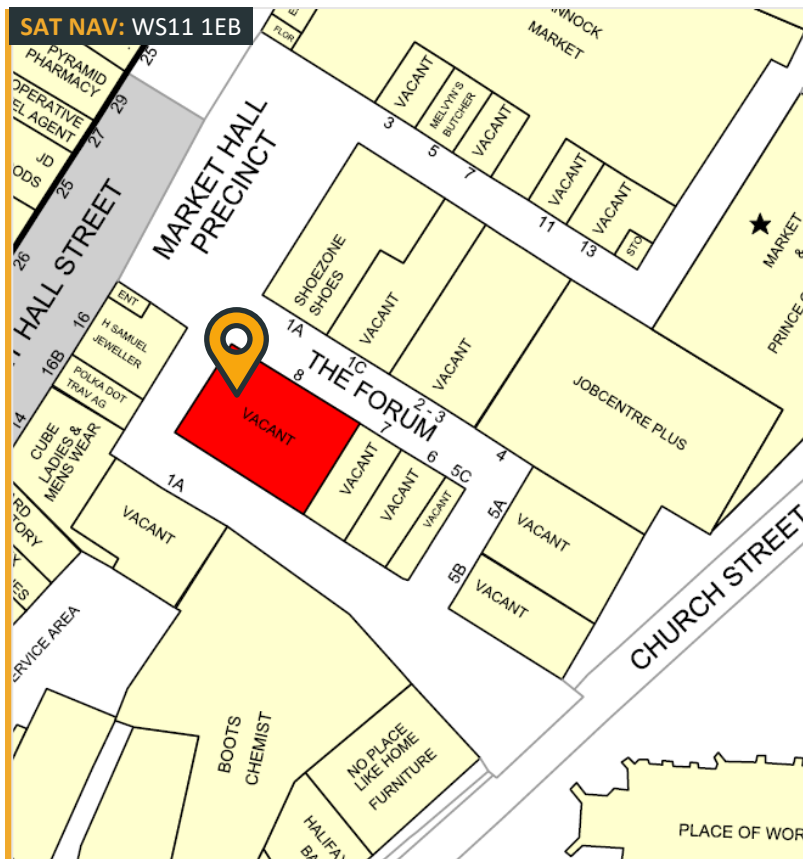
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Further Information

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

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