

Prime Shopping Centre Unit

Ground floor sales

532.98m² (5,737ft²)

- Prime retail destination
- Occupiers represented include **Waitrose**, **Coffee#1**, **Home Bargains**, **Specsavers** and **Peacocks**
- Waitrose have recently undertaken a full refurbishment
- **Rent** £54,500 per annum exclusive
- **Service Charge** £31,978.22 (estimated annual charge)
- **Insurance** £2,500 (estimated annual charge)
- **Rateable Value** £58,000
- **EPC** Available on request
- **Lease** New lease for a term of years to be agreed



TO LET



Location



Gallery



Contact



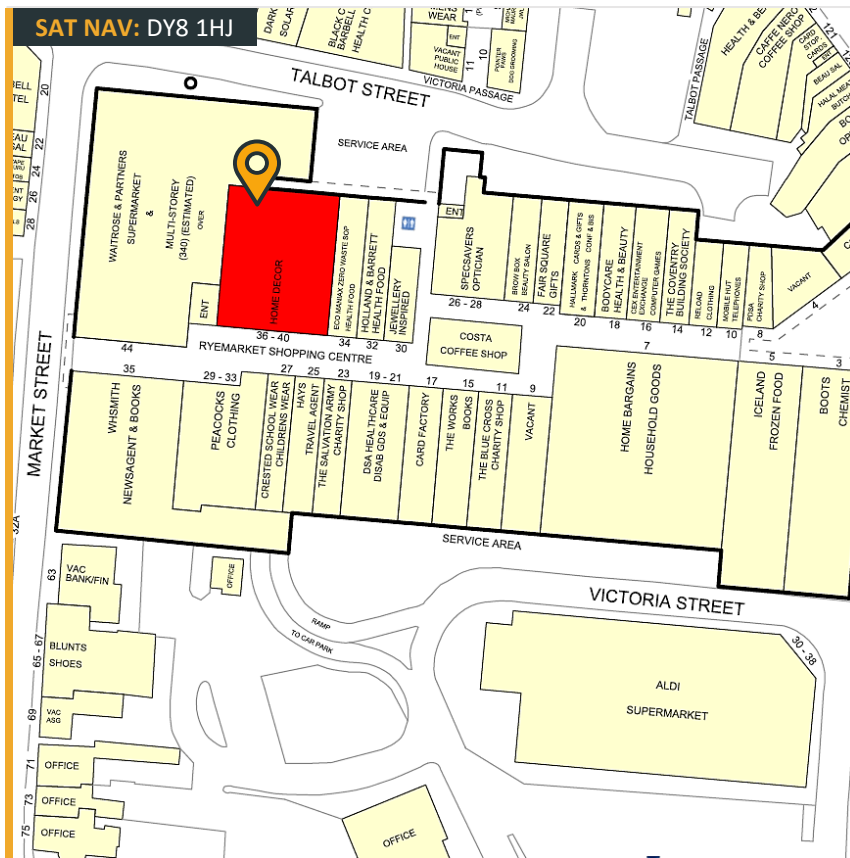
Location



Gallery



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Accommodation

Floor	m ²	ft ²
Ground floor sales	532.98	5,737
First floor ancillary	114.92	1,237

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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.