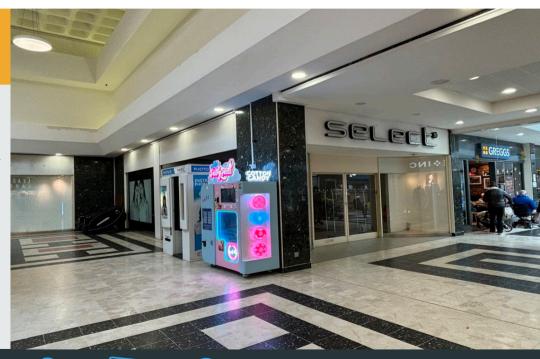


# **Prime Shopping Centre Unit** New Lease Available

# Ground floor sales 179.11m<sup>2</sup> (1,928ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including H&M, TK Maxx, Poundland, Pandora, JD, Greggs, Costa Coffee, and Specsavers.
- Access to substantial annual footfall in excess of 5.6m per annum and a borough population of circa 80,000
- Parking facilities for 305 cars
- Regular on site events
- Access to centre marketing and social media
- Lease: New lease available
- Rent: £30,000 per annum exclusive of VAT
- Service Charge: £17,269.10
- Rateable Value (2023): £22,500



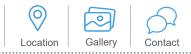














#### Accommodation

Floor	m²	ft²
Ground floor sales	179.11	1,928
First floor stores	75.54	813
Total	254.65	2,741

## 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**

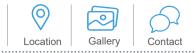
A copy of the Energy Performance Certificate is available on request.

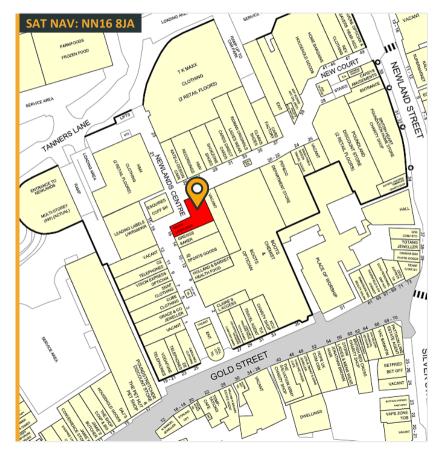
#### **Business Rates**

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.



16 The Mall | Newlands Shopping Centre | Kettering | NN16 8JA Shop To Let: 179.11m<sup>2</sup> (1,928ft<sup>2</sup>)





#### **Further Information**

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

Doug Tweedie 07887 787 892 doug@fhp.co.uk Oliver Daniels 07896 035 805 oliver.daniels@fhp.co.uk



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25/11/2024



Please click here to read our "Property Misdescriptions Act". E&OE.