

# **Prime Shopping Centre Unit**

New Lease Available

## Ground floor sales 229.09m² (2,466ft²)

- 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: £32,500 per annum exclusive of VAT
- Service Charge: £15,535.80
- Rateable Value (2026): £27,500













**39 The Mall |** Newlands Shopping Centre | Kettering | NN16 8JA Shop To Let: **229.09m²** (2.466ft²)













### **Accommodation**

Floor	m²	ft²
Ground floor sales	229.09	2,466

## **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.

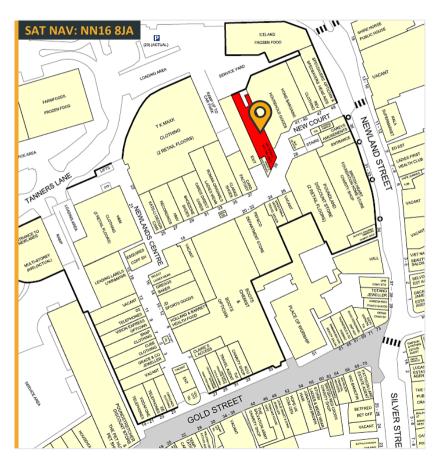


**39 The Mall |** Newlands Shopping Centre | Kettering | NN16 8JA Shop To Let: **229.09m²** (2,466ft²)









### **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

# FHP fhp.co.uk 0121 752 5500

#### **Caine Gilchrist**

07538 606 880 caine.gilchrist@fhp.co.uk

#### Fisher Hargreaves Proctor Ltd.

122 Colmore Row, Birmingham B3 3BD

#### fhp.co.uk

25/11/2024

