

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

# Ground floor sales 229.09m<sup>2</sup> (2,466ft<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: £32,500 per annum exclusive of VAT
- Service Charge: £15,535.80
- Rateable Value (2023): £27,500



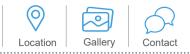














# Accommodation

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.

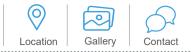
#### **EPC**

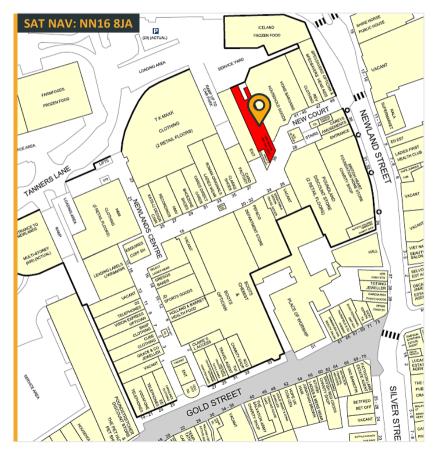
A copy of the Energy Performance Certificate is available on request.

## **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.







# **Further Information**

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

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25/11/2024



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