

## Prime retail/leisure shopping centre unit (Additional space available if required)

168m<sup>2</sup>  
(1,809ft<sup>2</sup>)

- Prime unit within the centre fronting onto the square
- Could be combined with next door to create 4,620ft<sup>2</sup> if required
- Shopping Centre anchored by B&M, Co-op Food, Iceland Food Warehouse & QD stores
- Over 300 free car parking spaces
- 30,000 catchment in Orton
- **Rent:** £22,500 pa
- **Service charge:** £6,060 pa (approx.)
- **Buildings insurance:** £275 pa (approx.)



**TO LET**



Location



Gallery



Contact



Location



Gallery



Contact

## SAT NAV: PE2 5TD



## Business Rates

The unit is not currently in the rating list and requires assessment upon occupation.

## Planning

We understand the current planning use is Class E and therefore suitable for retail and leisure uses. Interested parties should satisfy their own queries with the local planning authority.

## EPC

Available on request.

## VAT

VAT is applicable at the prevailing rate.

## 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.