

Prime gym/creche/soft play opportunity

264.68m²
(2,849ft²)

- Prime position in the covered mall
- Ideal for retail/soft play or creche
- Available as a whole or could be split
- Over 300 free car parking spaces on site
- 30,000 catchment in Orton
- Shopping Centre anchored by B&M, Co-op Food, Iceland Food Warehouse & QD stores
- **Rent:** £27,500 pa
- **Service charge:** £9,552 pa (approx)
- **Buildings insurance:** £443 pa (approx)



TO LET



Location



Gallery



Contact



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

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £26,250

UBR Multiplier: 49.9p

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.

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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