

# Prime Shopping Centre Unit

## New Lease Available

### Ground floor sales

243.40m<sup>2</sup> (2,620ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including **B&M**, **Boots**, **JD**, **Superdrug** and **Starbucks** and many more
- Access to an estimated 4.5m annual footfall, 7m tourist visits and a catchment population of circa 110,000
- Parking facilities for 350 + cars
- £4.5m Council investment into the market, and a £17m new library and civic office, both located opposite Market Gates principal entrance
- Access to centre marketing and social media
- **Lease:** New lease available
- **Rent:** £15,000 per annum exclusive of VAT
- **Service Charge:** £21,119
- **Buildings insurance:** £1,261
- **Rateable Value (2023):** £16,750



**TO LET**



Location



Gallery



Contact



Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	243.40	2,620

## 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

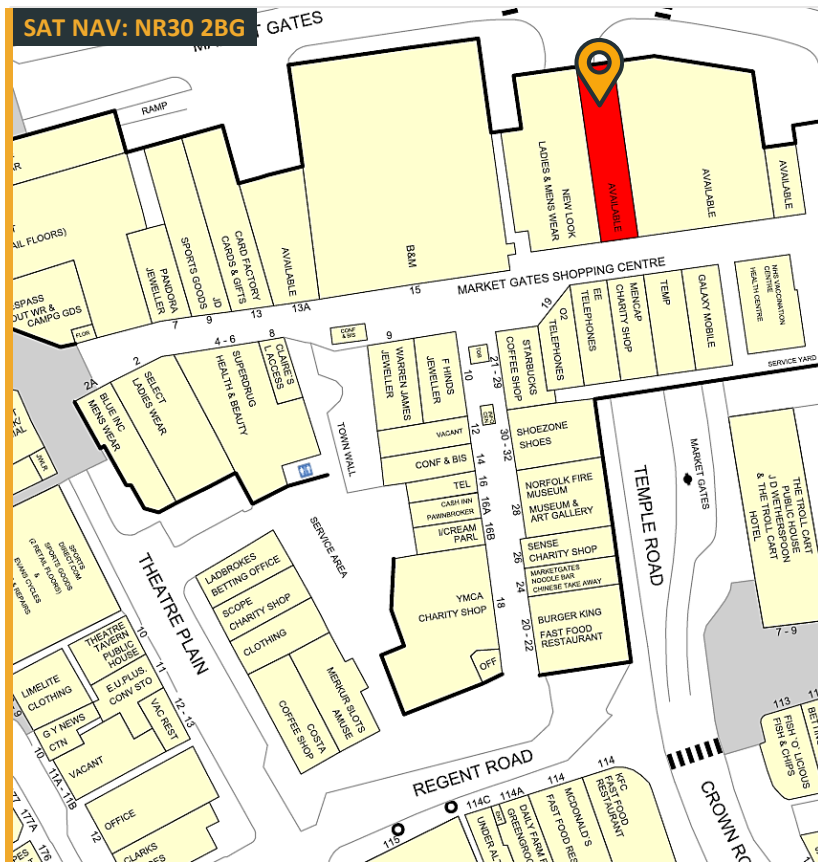
Each party to be responsible for their own legal fees in connection with the transaction.

## 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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01/03/2025

