

Prime Shopping Centre Unit

Available Subject to Vacant Possession

Ground floor sales

115.48m² (1,243ft²)

- Prime retail destination
- Occupiers represented include **Waitrose**, **Coffee#1**, **Home Bargains**, **Specsavers** and **Peacocks**
- Waitrose have recently undertaken a full refurbishment
- **Rent** £21,000 per annum
- **Service Charge** £9,544.63 (estimated annual charge)
- **Insurance** £773.98 (estimated annual charge)
- **Rateable Value** £18,500
- **EPC** Available on request
- **Lease** A new lease for a term of years to be agreed.



TO LET



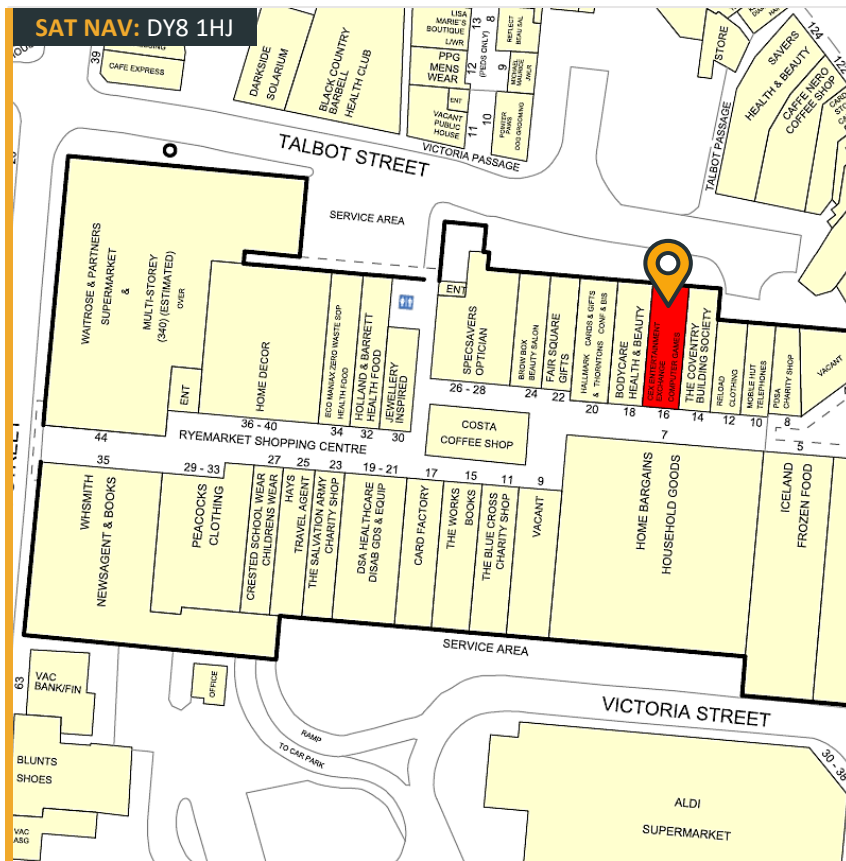
Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground floor	115.48	1,243
First floor	117.52	1,265

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.

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.