market gates
shopping centre

Prime Shopping Centre Unit
New Lease Available

Ground floor sales
182.37m² (1,963ft²)

- 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:** £20,000 per annum exclusive of VAT
- **Service Charge:** £20,660
- **Buildings insurance:** £1,291
- **Rateable Value (2023):** £20,750
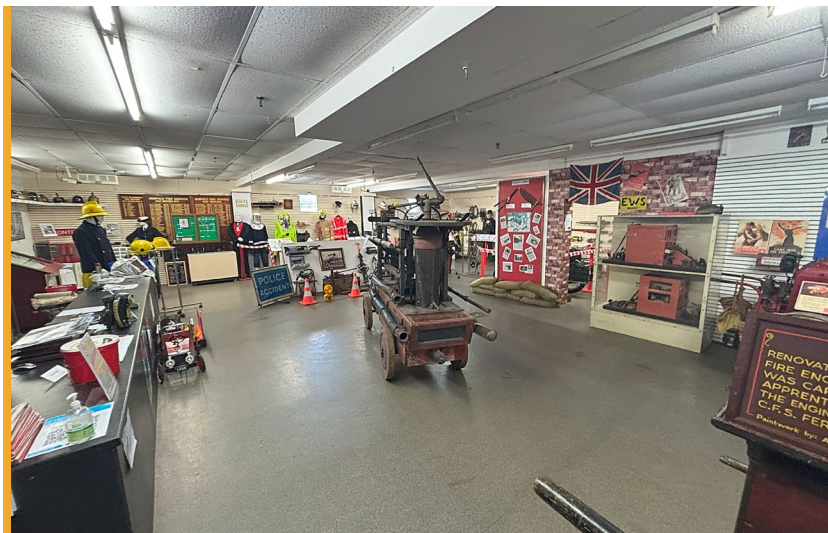
TO LET

Location   Gallery   Contact

FHP
fhp.co.uk

Accommodation

Floor	m²	ft²
Ground floor sales	182.37	1,963
Total	**182.37**	**1,963**

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.
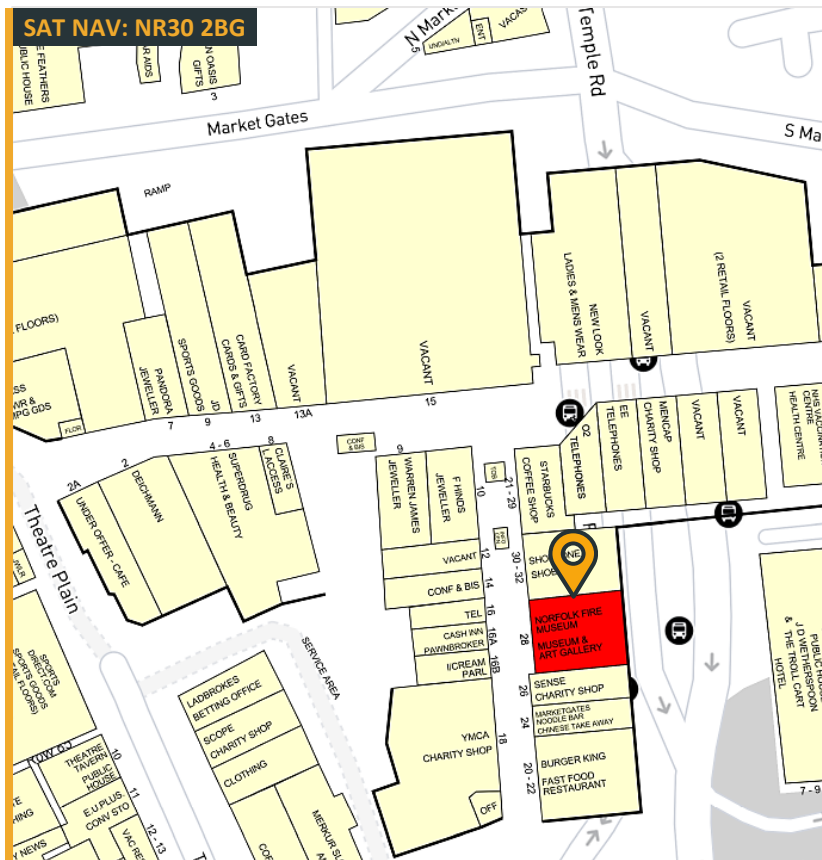
SAT NAV: NR30 2BG

Further Information

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

Doug Tweedie
07887 787 892
doug@fhp.co.uk

Oliver Daniels
07896 035 805
oliver.daniels@fhp.co.uk

0121 752 5500

Fisher Hargreaves Proctor Ltd.
122 Colmore Row, Birmingham
B3 3BD

fhp.co.uk

07/05/2025