



## Prime Shopping Centre Unit

New Lease Available Subject to Vacant Possession

### Ground floor sales

68.66m<sup>2</sup> (739ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including **Asda**, **Poundland**, **Greggs**, **Costa Coffee**, **Card Factory**, **Specsavers** and many more
- Access to substantial annual footfall and a catchment population of circa 60,000
- Parking facilities for 600 cars and up to 3h free parking
- Regular on site events
- Access to centre marketing and social media
- **Lease:** New lease available
- **Rent:** £11,000 per annum exclusive of VAT
- **Service Charge:** £8,292
- **Buildings insurance:** £622
- **Rateable Value (2026):** £16,750



**TO LET**

Location

Gallery

Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	68.66	739
First floor stores	59.74	643
<b>Total</b>	<b>128.40</b>	<b>1,382</b>

## 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

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

**Rateable Value from 1<sup>st</sup> April 2026: £16,750**

From 1<sup>st</sup> April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p  
 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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13/05/2025



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