Unit 1 | 31 - 32 The Mall | Newlands Shopping Centre | Kettering | NN16 8JA



# **Prime Shopping Centre Unit** New Lease Available

## **Ground Floor** 737.6m<sup>2</sup> (7,940ft<sup>2</sup>)

- Prime retail destination with a mix of national and independent retailers including H&M, TK Maxx, Pandora, JD, Greggs and Specsavers
- Access to substantial annual footfall in excess of 5.6m per annum and a borough population of circa 80,000
- Parking facilities for 305 cars
- Regular on site events
- Access to centre marketing and social media
- Subject to vacant possession
- Lease: New lease available
- Rent: £65,000 per annum exclusive of VAT
- Service Charge: £50,022
- Rateable Value (2023): TBC







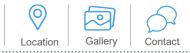
Gallery







First Floor: 737.6m<sup>2</sup> (7,940ft<sup>2</sup>)





#### Accommodation

Floor	m²	ft²
Ground floor retail area	737.6	7,940

(This information is given for guidance purposes only)

### 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**

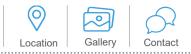
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

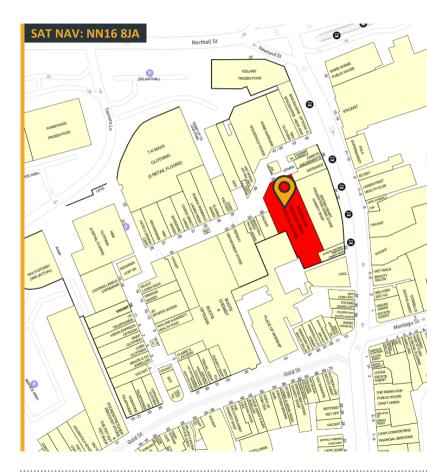
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First Floor: 737.6m<sup>2</sup> (7,940ft<sup>2</sup>)

FHP

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#### **Further Information**

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

Caine Gilchrist 07538 606 880 caine.gilchrist@fhp.co.uk Doug Tweedie 07887 787 892 doug@fhp.co.uk



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

fhp.co.uk

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Please click here to read our "Property Misdescriptions Act". E&OE.