

## Prime Shopping Centre Unit

### Available Subject to Vacant Possession

#### Ground floor sales

115.48m<sup>2</sup> (1,243ft<sup>2</sup>)

- 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**



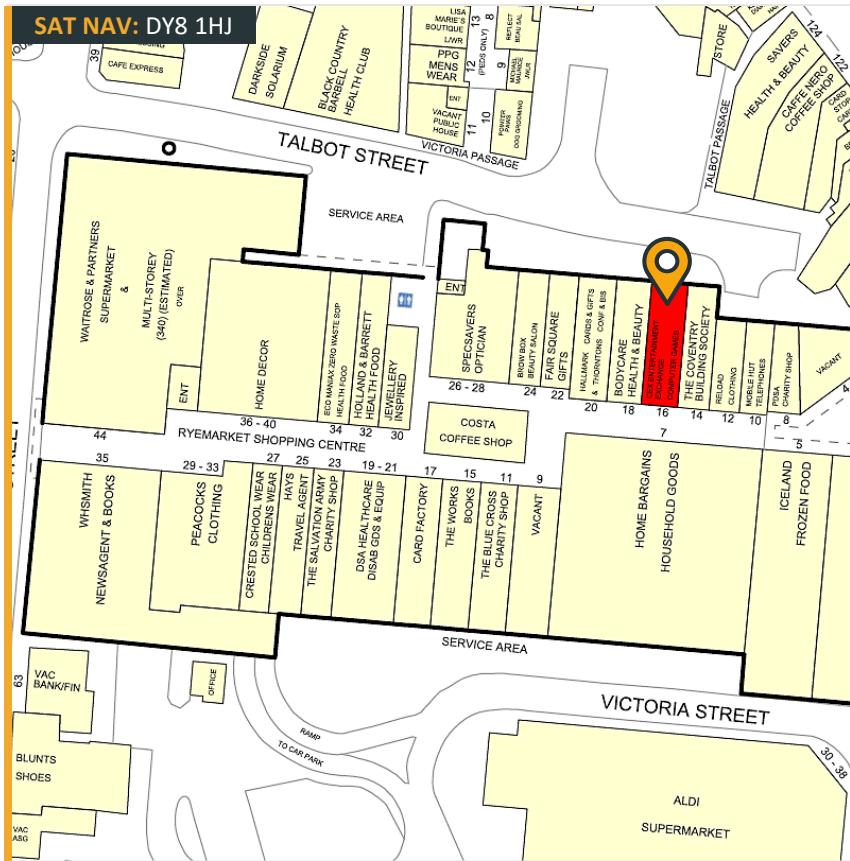
Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
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:



**Doug Tweedie**  
07887 787 892  
[doug@fhp.co.uk](mailto:doug@fhp.co.uk)

**Oliver Daniels**  
07896 035 805  
[oliver.daniels@fhp.co.uk](mailto:oliver.daniels@fhp.co.uk)

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

[fhp.co.uk](http://fhp.co.uk) 08/01/2026

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