

Prime Shopping Centre Unit

Available Subject to Vacant Possession

Ground floor sales

116.31m² (1,252ft²)

- 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 exclusive
- **Service Charge** £9,544.63 (estimated annual charge)
- **Insurance** £773.98 (estimated annual charge)
- **Rateable Value** £17,500
- **EPC** Available on request
- **Lease** A new lease for a term of years to be agreed.



TO LET



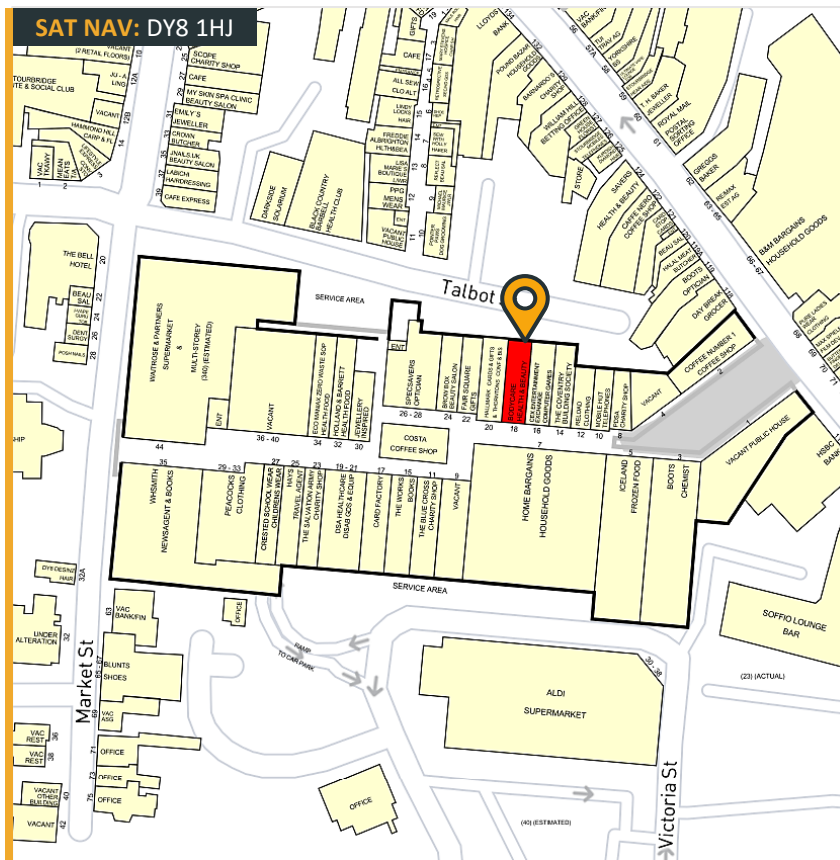
Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Ground floor	116.31	1,252
First floor	113.06	1,217

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:



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

fhp.co.uk

08/01/2026

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

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

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