



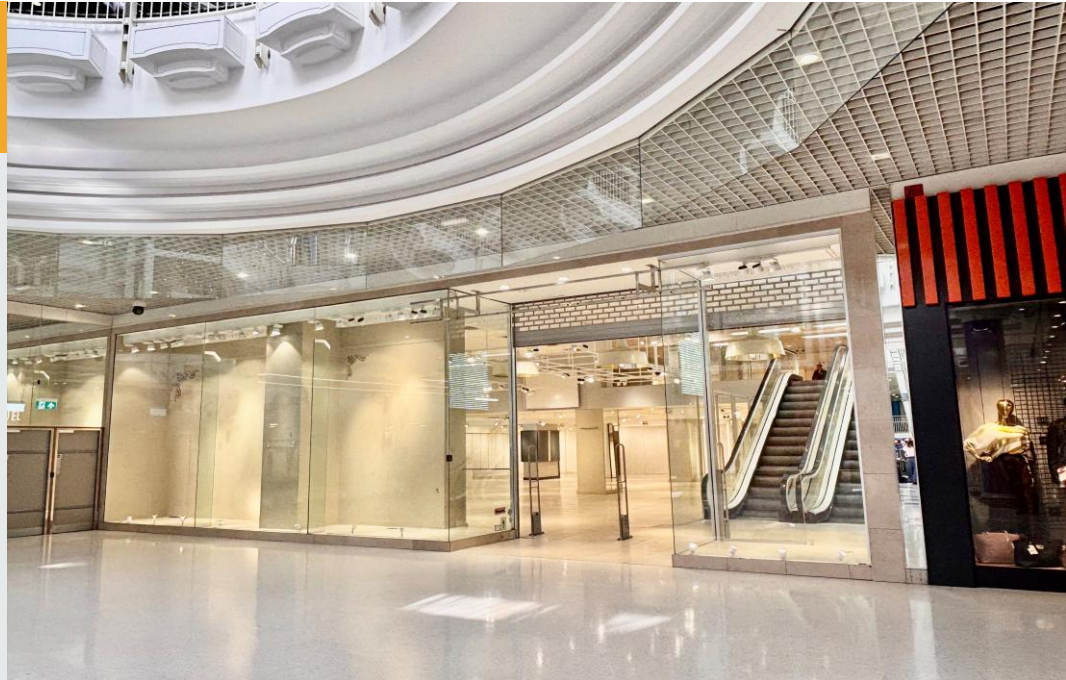
Retail and F&B Space Available within Dominant Shopping Destination

New Lease Available

Sales Area

922.80m² (9,933ft²)

- Dominant **650,000 sq ft** retail and leisure destination
- **6m** annual footfall
- Anchored by **Primark, H&M, JD, Flannels & Superdrug**, with top quality national and international occupiers including; **Smiggle, Lovisa, Beaverbrooks** and **Pandora**
- **The Hive** - Dedicated leisure destination anchored by **Cineworld**. Restaurants include **Nando's, Bon Pan Asian**.
- Access to a resident population of **270,000**, a catchment population of **630,000** and c. **31,000** student population



TO LET



Location



Gallery



Contact



Accommodation

Floor	m ²	ft ²
Sales Area	922.80	9,933
Ancillary	330.73	3,560
Total	1,253.53	13,493

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 1st April 2026: £107,000

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.



Lease

New lease available for a term of years to be agreed.

Rent

On application.

Service Charge

2026/27 Financial Year : £58,292

The service charge is payable to cover all common area repairs and maintenance, management, security and a proportion of centre marketing costs.

Buildings Insurance

2026/27 Financial Year : £5,039





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SAT NAV: ST1 1RZ



Further Information

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

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