

## Retail and F&B Space Available within Dominant Shopping Destination

New Lease Available

### Sales Area

98.20m<sup>2</sup> (1,057ft<sup>2</sup>)

- 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**



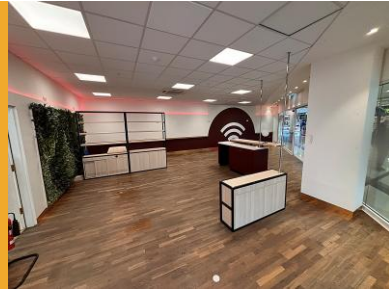
Location



Gallery



Contact



## Accommodation

Floor	m <sup>2</sup>	Ft <sup>2</sup>
Sales Area	98.20	1,057
<b>Total</b>	<b>98.20</b>	<b>1,057</b>

## 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:      £34,750**

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 : £18,629

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 : £475



**SAT NAV: ST1 1RZ**



## 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)

**Alan Pearson**

07876 396 005

[alan@fhp.co.uk](mailto:alan@fhp.co.uk)

**Jack Shakespeare**

07817 924 949

[jack@fhp.co.uk](mailto:jack@fhp.co.uk)



Fisher Hargreaves Proctor Ltd.

[fhp.co.uk](http://fhp.co.uk)

01/04/2026

