

Retail and F&B Space Available within Dominant Shopping Destination

New Lease Available

Sales Area

447.14m² (4,813ft²)

- 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	447.14	4,813
Total	447.14	4,813

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: £70,500

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 : £37,560

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 : £2,500



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

Alan Pearson
07876 396 005
alan@fhp.co.uk

Jack Shakespeare
07817 924 949
jack@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

fhp.co.uk

01/04/2026

