

## Prime retail/leisure shopping centre unit

757.25m<sup>2</sup>  
(8,151ft<sup>2</sup>)

- Prominently positioned unit
- 2.63 million footfall per annum
- Shopping centre anchored by Pure Gym, TK Maxx, Pandora and HMV
- 520 space car park
- GF Sales: 5,998ft<sup>2</sup>  
FF Sales: 2,153ft<sup>2</sup>
- **Rent:** Upon application
- **Rates Payable:** £27,305 (approx.)
- **Service charge:** £20,557 pa (estimate)



**TO LET**



Location



Gallery



Contact



Location

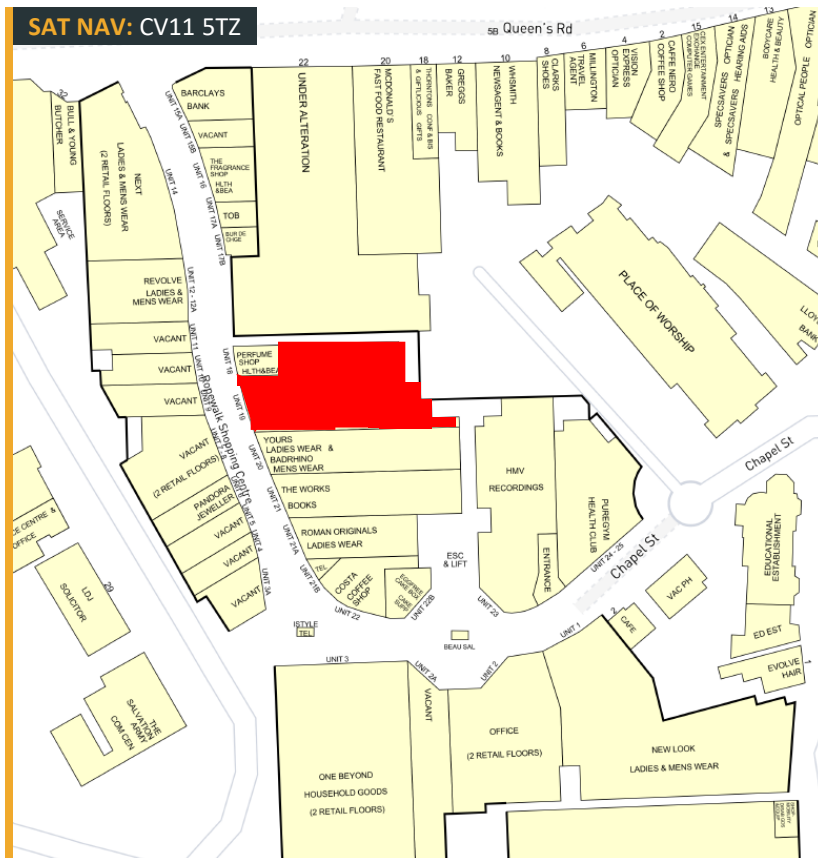


Gallery



Contact

## SAT NAV: CV11 5TZ



## Planning

We understand the current planning use is **Class E** and therefore suitable for retail and leisure uses. Interested parties should satisfy their own queries with the local planning authority.

## EPC

Available on request.

## VAT

VAT is applicable at the prevailing rate.

## Further Information

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

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.