

Prime Shopping Centre Unit

Subject to Vacant Possession

Ground floor sales

626.72m² (6,746ft²)

- Prime retail destination
- Occupiers represented include **Waitrose**, **Coffee#1**, **Home Bargains**, **Specsavers** and **Peacocks**
- Waitrose have recently undertaken a full refurbishment
- **Rent On Application**
- **Service Charge** £54,293 (estimated annual charge)
- **Insurance** £3,472 (estimated annual charge)
- **Rateable Value (2026)** £68,500
- **EPC** Available on request
- **Lease** New lease for a term of years to be agreed subject to vacant possession



TO LET



Location



Gallery



Contact



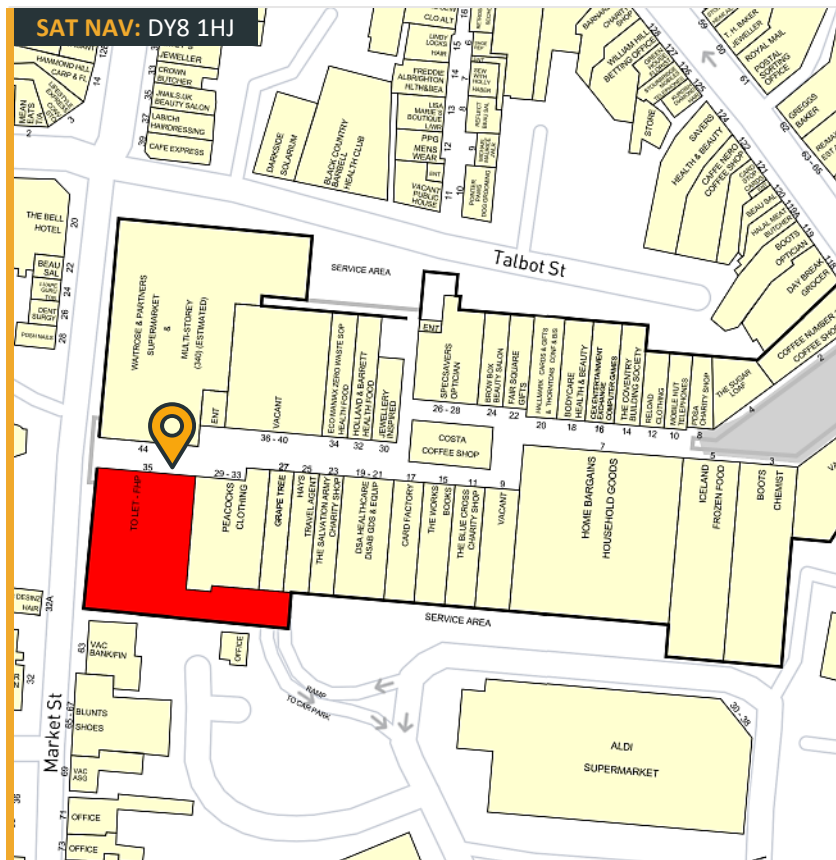
Location



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Accommodation

Floor	m ²	ft ²
Ground floor sales	626.72	6,746
Ground floor ancillary	96.15	1,035
First floor	580.37	6,247
Total	1,303.24	14,028

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:



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