

## RETAIL UNIT AVAILABLE

- Affluent Demographic
- Footfall of 8 million
- 900 parking spaces with access directly onto mall

### Location

The new unit to be created benefits from an extremely prominent position in the prime section of the mall, adjacent to Pandora and directly opposite the new H&M.

### ACCOMMODATION

The premises will provide the following configuration and net internal floor areas:-

Ground Floor	163.60 sq m	1,761 sq ft
First Floor	148.65 sq m	1,600 sq ft

### TENURE

The property is available on a new 10 year effective full repairing and insuring lease subject to 5 yearly upward only rent reviews.

### Rent

£90,000

exclusive of rates, service charge and VAT (if applicable).

### Rates

Available on Request

### Service Charge

Available on Request

### EPC

This property has been graded as 97(D).



### Viewing & Further Information

Viewing is strictly by appointment with:

#### Contacts

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