

RETAIL UNIT AVAILABLE

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

Location

The unit sits within close proximity to major footfall drivers Sports Direct and Wilko. Other nearby retailers include EE, New Look and JD Sport.

ACCOMMODATION

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

Ground Floor	122.91 sq m	1,323 sq ft
First Floor	64.85 sq m	698 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

£45,000

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

Rates

Rates Payable: £17,962.50 per annum

(based upon Rateable Value: £37,500 and UBR: 47.9p)

Service Charge

£11,417 per sq ft

EPC

This property has been graded as 102(E).



Viewing & Further Information

Viewing is strictly by appointment with:

Contacts

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