

Highlights

- Affluent Demographic
 - Footfall of 8 million shoppers per year
 - 900 parking spaces with access directly onto mall
- The centre is anchored by **Marks & Spencer, Boots** and **H&M**. Other retailers include **Pandora, Smiggle, New Look, Crew Clothing** and **Fat Face** with the new 18,500 sq ft letting to **Next**, due to open in Q3 2018.

Location

The new unit to be created benefits from an extremely prominent and prime position within the Mall, adjacent to the new 18,500 sq ft Next and opposite H&M.



Viewing is strictly by appointment with:

Richard Yendle
0207 087 5218 | richard.yendle@eu.jll.com

Ryan Kennedy
0207 318 7884 | ryan.kennedy@eu.jll.com



No direct approaches or viewings are to be undertaken
SUBJECT TO CONTRACT AND VACANT POSSESSION

Accommodation

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

Ground Floor	2,546 sqft
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Rent

£90,000 per annum
exclusive of rates,
service charge and VAT

Service Charge

To be reassessed

Tenure

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

Rates

Rateable Value	To be reassessed
UBR	To be reassessed
Rates Payable (per annum)	To be reassessed

Available on request following reconfiguration

