

A1 SHOP TO LET

PRINCES MEAD SHOPPING CENTRE – UNIT 10

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Location

The subject premises occupy a busy position within Princes Mead Shopping Centre, situated on the principle route between the new Decathlon and Smyths Toys superstores, Asda and the town centre.

Lease

The unit is available by way of a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The lease will be contracted outside of the security of tenure of the Landlord and Tenant Act 1954.

Accommodation

The premises comprise the following approximate net internal floor areas:-

Ground Floor Sales

881 ft² 81.84 m²

First Floor

1,206 ft² 112.04 m²

Rates payable

Rateable value (2017)
£43,000

Rates payable (2017/2018)
£20,579 pa

Subject to confirmation.
Further details are available from www.voa.gov.uk

Rent

£45,000 per annum exclusive of service charge, business rates, VAT (if applicable) and all other outgoings.

EPC

Available upon request.

Legal costs

Each party to bear its own costs.

Nearby retailers

DECATHLON

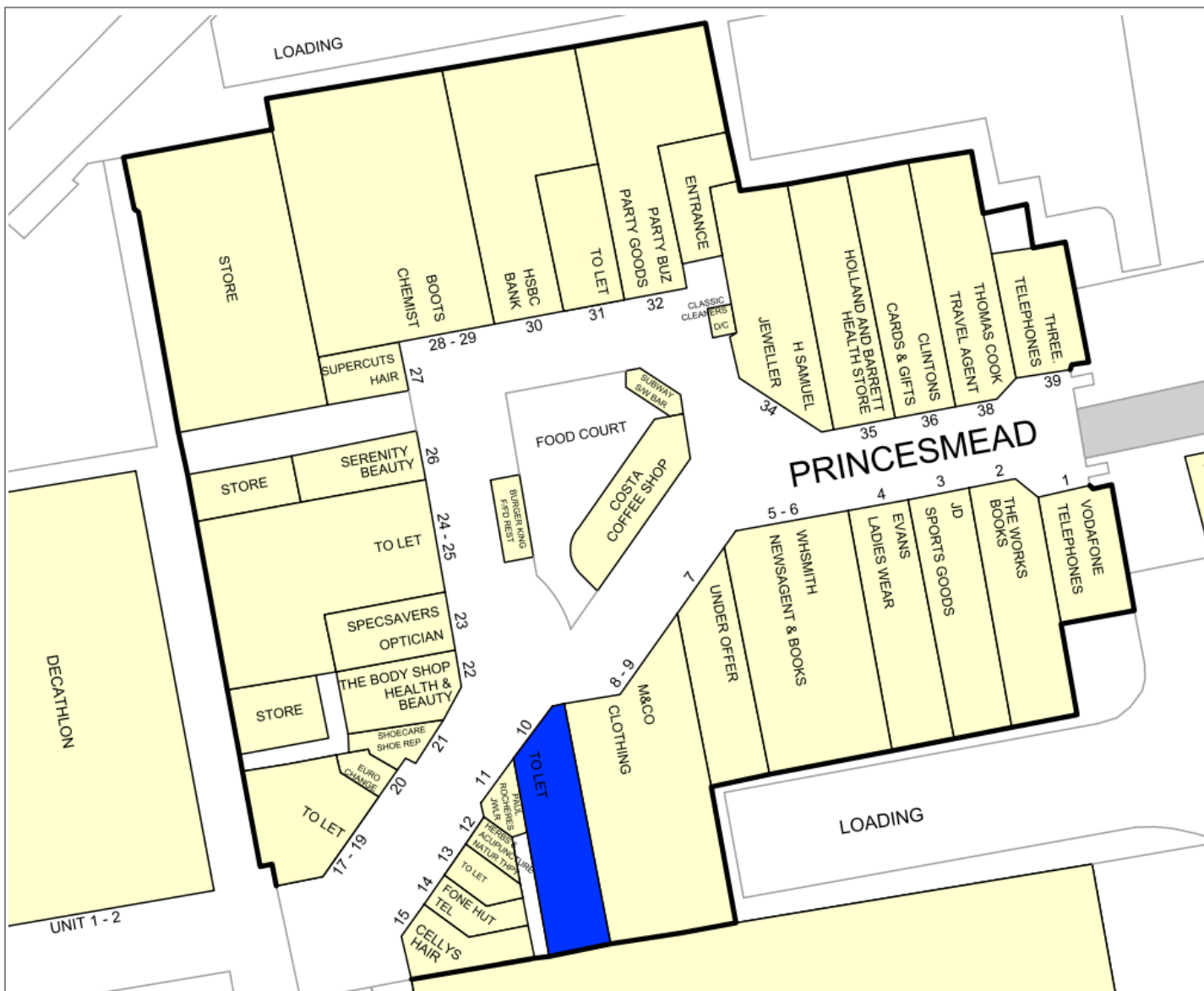
SMYTHS



WHSmith

Service Charge

2016/2017 £17,380



Experian Goad Plan
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