

Location /Accommodation

The unit sits on the upper mall of the centre which is regarded as the 100% prime section, being anchored by **Marks & Spencer**. Other occupiers located in the vicinity include **H&M, Topshop / Topman, Debenhams, EE** and **Claire's Accessories**.

The unit extends to the following approximate floor area (NIA):

Ground Floor: 2,007 sq ft

Rates

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£67,000**. (Each new occupier has the right to appeal against this figure).

Based on a rate poundage of 51.6p, this rateable value will result in an estimated rates liability in financial year 2019/20 of **£34,572**.

Term

The unit is available on a new effectively FRI lease.

Rent

£65,000 per annum.

Service Charge

Approx £19,465 per annum.

VAT

All rents, prices, premiums, etc are quoted exclusive of VAT.

EPC

Full report available on request.

Legal Costs

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

Further Information

For further information on letting opportunities please contact the agents as follows:

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