

PRIME UNIT TO LET



DESCRIPTION & LOCATION

The premises occupy a prime position immediately adjacent to **F Hinds and Delikatesy Smaczek**. Lower Precinct benefits from a strong weekly footfall and a 524-space car park.

Other occupiers located within the centre include **New Look, H&M, River Island, The Works, Cards Direct** and **The Fragrance Shop**.

ACCOMMODATION

The premises are arranged over ground and first floors and provide the following approximate areas and dimensions:-

Internal Width	19 ft 8 ins	6 m
Shop Depth	79 ft	24.1 m
Ground Floor	1,637 sq ft	152.08 sq m

TERMS

The property is available on a new effectively FRI lease for a term to be agreed.

RENTAL

£47,500 per annum exclusive.

SERVICE CHARGE

The service charge for the current budget year is approximately £18,150.

BUSINESS RATES

Rateable Value from April 2026	£44,250.00
Rates Payable 2026/2027	£16,903.50

This estimate of Rates Payable is based on qualifying Retail, Hospitality and Leisure occupation and does not factor in any transitional relief. Interested parties are advised to seek confirmation of these figures direct with the Local Rating Authority.

EPC

The EPC rating for this unit is D.

ANTI MONEY LAUNDERING (AML)

Interested parties may be subject to standard AML checks and may be required to provide certain information – further details on request.

FURTHER INFORMATION

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