

# Lease Available



## Telford

Unit 222/226, New Row, Telford Shopping Centre

Ground Floor: 2,037 sq ft (189 sq m)

Base Rent: £65,000 pax plus turnover rent

Class E

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**Location & Description:**

- **Prime corner location situated on New Row, with nearby occupiers including M&S, Primark, Next, Frasers, River Island and H&M.**
- **Unit in shell condition with no shopfront.**
- **Further details about Telford Centre including the wider centre brand map can be found on [www.telfordcentre.com](http://www.telfordcentre.com)**

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**Demise:**

Ground Floor 2,037 sq ft (189 sq m)

First Floor 474 sq ft (44 sq m)

**Base Rent & Turnover Rent:**

Base rent at £65,000 per annum exclusive, or 7% of gross turnover net of vat, whichever is the higher.

**Lease:**

The subject premises are available by way of an assignment, subject to Landlord's consents. An existing lease (ex Act) is in place for a term through to 14th June 2038 with no break options. 5 yearly rent reviews index linked in line with CPI with a collar and cap of 1% and 2.5%.

**Service Charge:**

On-account service charge for 2024 stands at approximately £22,757 excluding VAT.

**EPC:**

To be confirmed.

**Legal and Professional Fees:**

Each party are to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £49,750.

**Date Prepared:**

June 2024

**Contact Us:**

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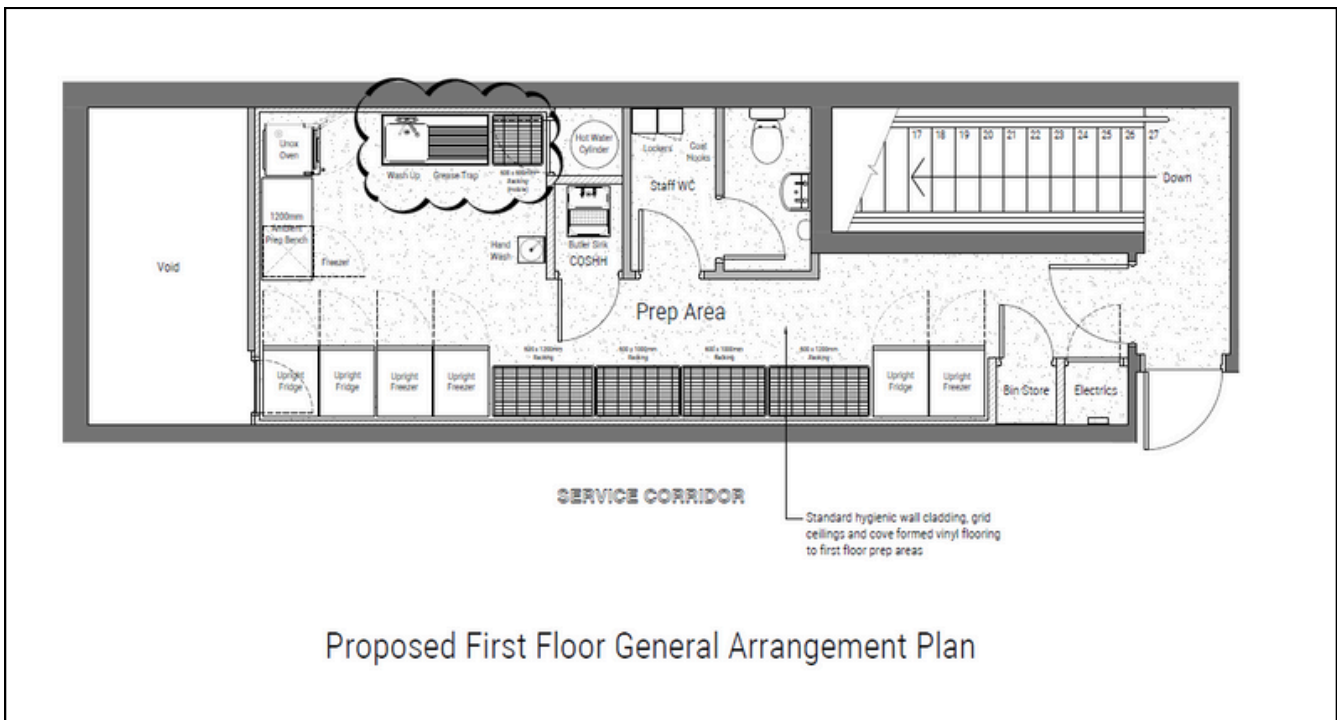
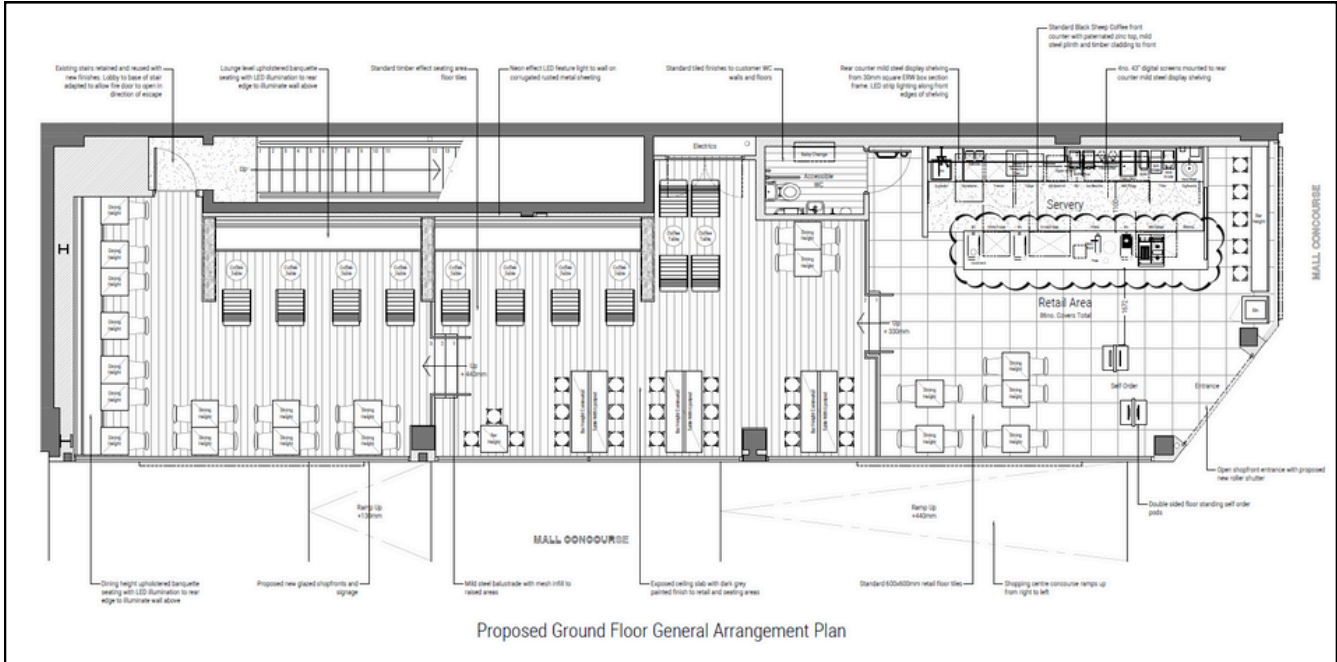
Telford



50 metres  
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## ILLUSTRATIVE LAYOUT PLANS ONLY



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