



SHOPPING CENTRE PROPERTY / CLASS E

Unit 4A, Lower Level, Weston Favell Shopping Centre, Northampton NN3 8JZ



**UNDER
OFFER**

Rent: £27,500 PA

Ground Floor Area

838 Sq ft / 78 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

Mob: 07808 646576

Email: grant@barkerproudlove.co.uk

Nik McCarthy

Mob: 07960960207

Email: nikm@barkerproudlove.co.uk

SUBJECT TO VACANT POSSESSION

Location:

Weston Favell Shopping Centre is situated off the A45 and A43 on the Eastern outskirts of Northampton and only 2 miles from the Town Centre and 3 miles from the M1.

The centre is anchored by Tesco Extra with other multiple operators including Boots, Pure Gym, Peacocks, O2, Greggs, WH Smith and Card Factory.

Accommodation:

The unit provides the following approximate areas:-

Demise:	Sq Ft	Sq M
Ground Floor	838	77.85

Rent:

£27,500 pax

Tenure:

Subject to vacant possession, the premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £16,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the year 2023 stands at approximately £7,544.

EPC:

Energy Performance Asset Rating - B

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

October 2022

Subject to Contract

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Weston Favell

