

To Let



Northampton

Unit 9E, Weston Favell Shopping Centre, NN3 8JZ

Total Area: 2,371 sq ft (220 sq m)

Rent on Application

Subject to Vacant Possession

Location & Description:

- **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.**

Demise:

Ground Floor 1,797 sq ft (166.95 sq m)
First Floor 574 sq ft (53.33 sq m)

Rent:

Available upon request.

Lease:

Subject to vacant possession, new FRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £21,343.

EPC:

Energy Performance Rating Assessment - C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £34,500.

Date Prepared:

December 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**Grant Owens**

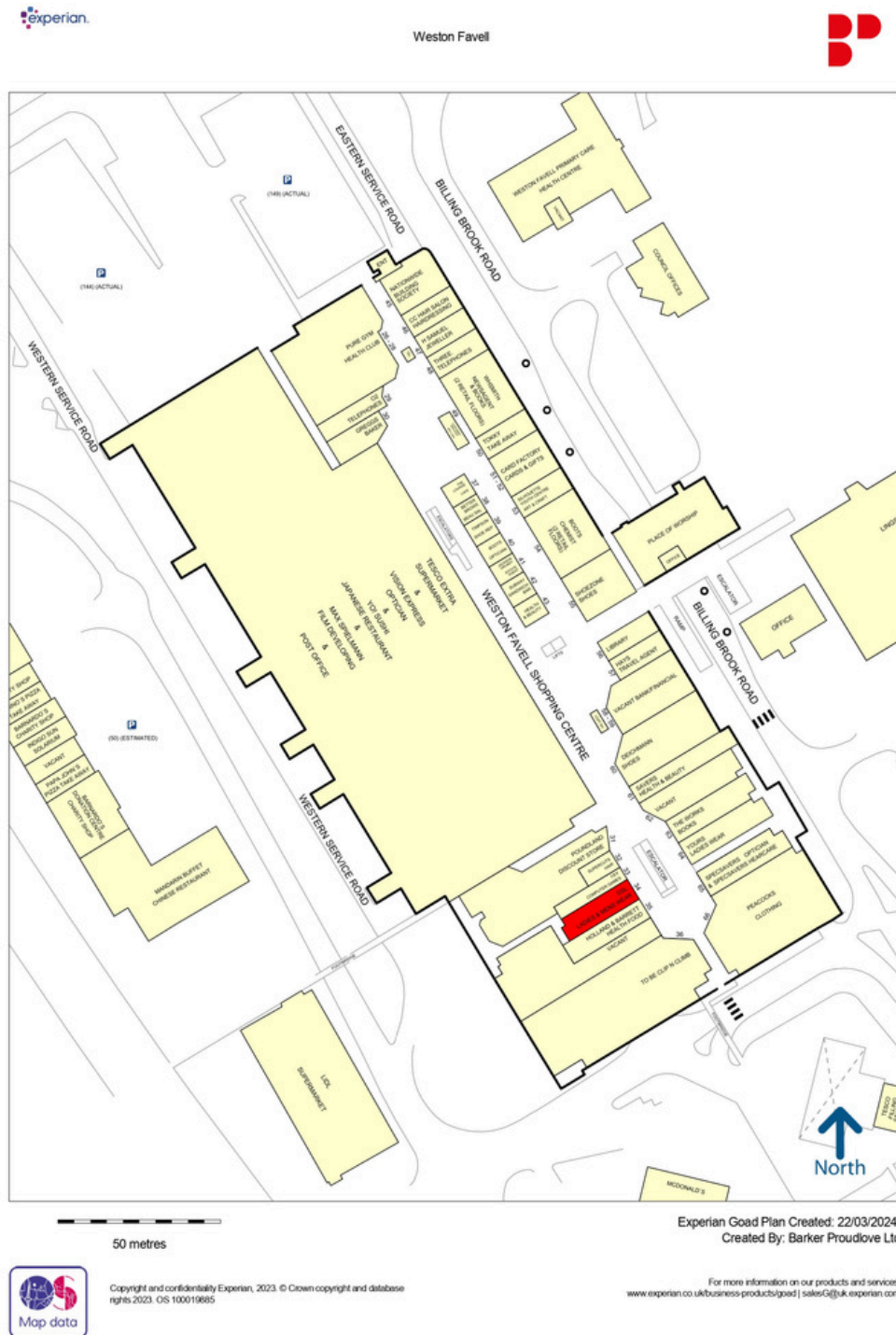
07808 646576

grant@barkerproudlove.co.uk

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



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