Barker Proudlove

Manchester Office:
0161 631 2852

To Let

Northampton

Unit 7E, Weston Favell Shopping Centre, NN3 9HH

8,859 sq ft / 823 sq m
Rent on Application
SUBJECT TO VACANT POSSESSION/WITHOUT PREJUDICE

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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 6,862 sq ft (637.50 sq m)
Mezzanine 1,997 sq ft (185.5 sq m)

Rent:
Available on application.

Lease:
Full repairing and insuring for 5 years.

Service Charge:
The on-account service charge for the current year stands at approximately £79,731.

EPC:
Energy Performance Rating Assessment - B

Legal and Professional Fees:
Each party to pay their own.

Rating Assessment:
Rateable Value (April 2023) - To be assessed.

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:

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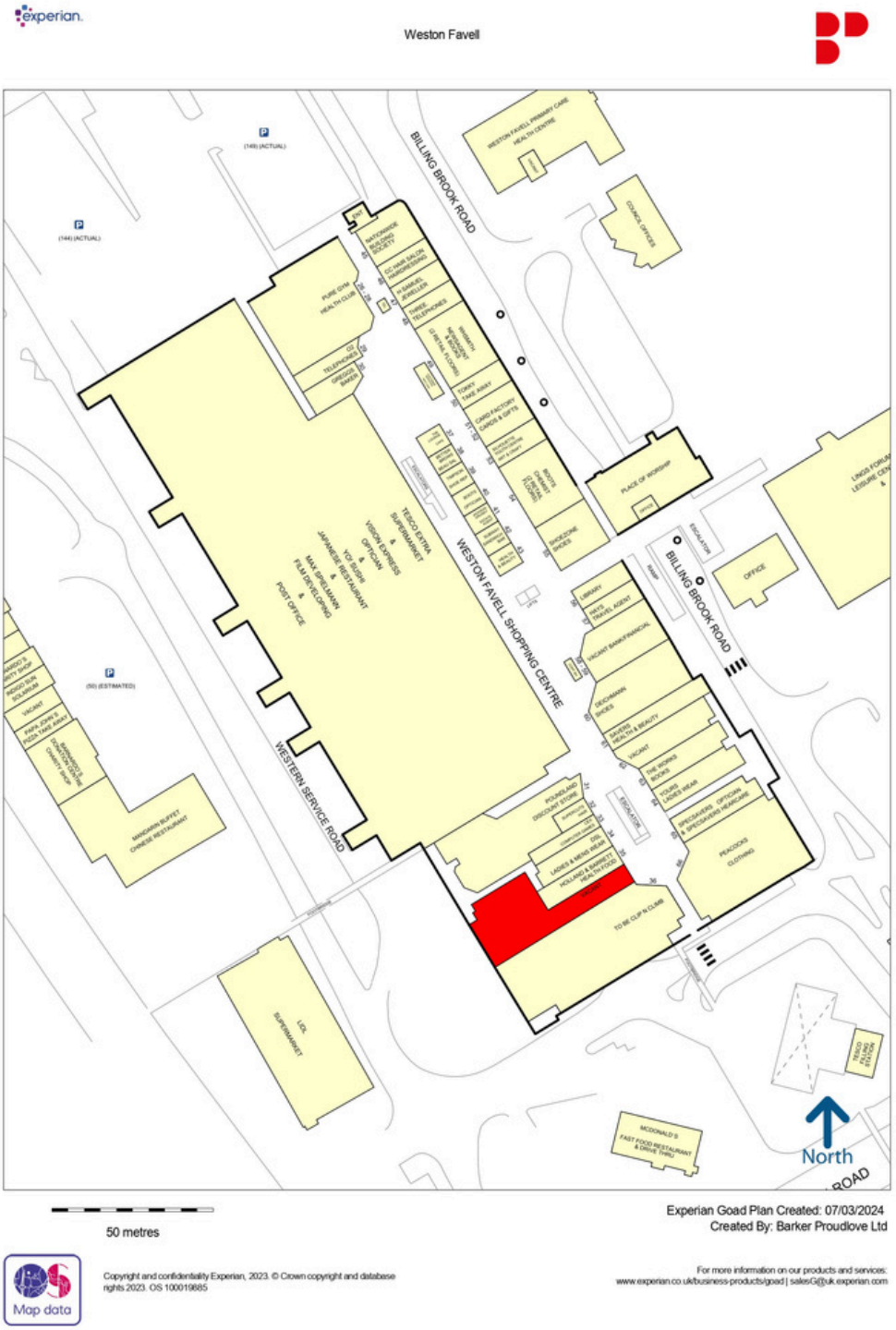

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