

SHOPPING CENTRE PROPERTY / CLASS E**Unit 33/34 Weston Favell Shopping Centre, Northampton NN3 8JZ****LET****Rent: On application****Ground Floor Area****3,924 Sq ft / 365 Sq M****Viewing Strictly through the sole letting agent.****Barker Proudlove****Grant Owens****Mob: 07808 646576****Email: grant@barkerproudlove.co.uk****Richard Barker****Mob: 07771 604525****Email: richard@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 Wilko, 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	3924	364.55

Rent:

Upon application.

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 £62,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £29,845.

EPC:

Energy Performance Asset Rating - TBC

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:

September 2020

Subject to Contract

Without Prejudice

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