Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS E

Unit 29 Weston Favell Shopping Centre, Northampton NN3 8JZ

Rent: **On application**

Ground Floor Area

1,218 Sq ft / 113 Sq M

TO LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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	1218	113.16
Mezzanine (storage)	630	58.5

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 £25,500.

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 £23,954.

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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Weston Favell

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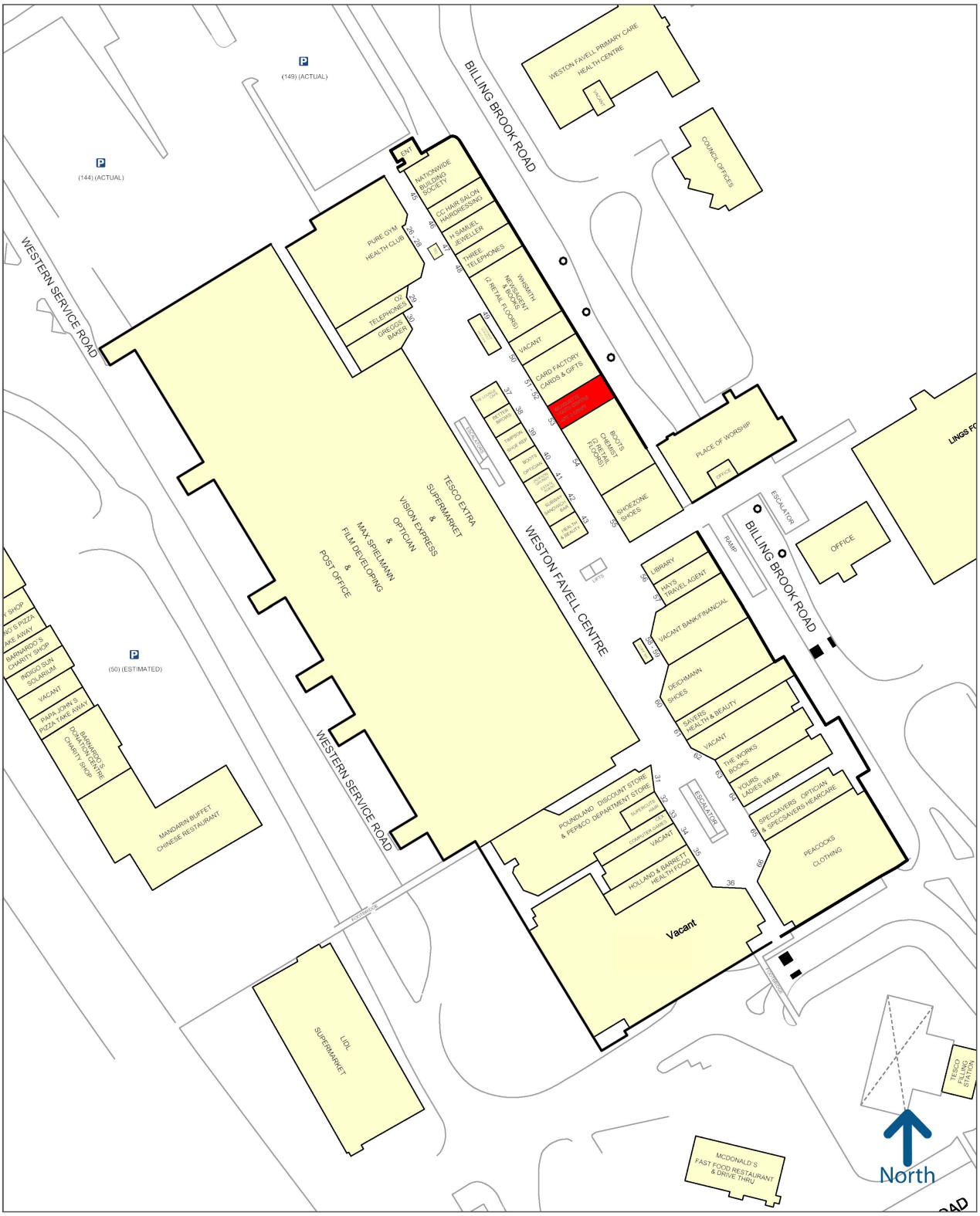

50 metres

Experian Goad Plan Created: 18/07/2023
Created By: Barker Proudlove Ltd

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