



SHOPPING CENTRE PROPERTY / CLASS E

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



**Rent: On application**

**Ground Floor Area**

1,797 Sq ft / 167 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Grant Owens**

**Mob: 07808 646576**

**Email: [grant@barkerproudlove.co.uk](mailto:grant@barkerproudlove.co.uk)**

**Nik McCarthy**

**Mob: 07960 960207**

**Email: [nikm@barkerproudlove.co.uk](mailto: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	1797	166.95
Mezzanine	574	53.33

### 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 £34,500.

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](http://www.gov.uk).

### Service Charge:

The on-account service charge for the year 2023 stands at approximately £21,343.

### EPC:

Energy Performance Asset Rating - C

### 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

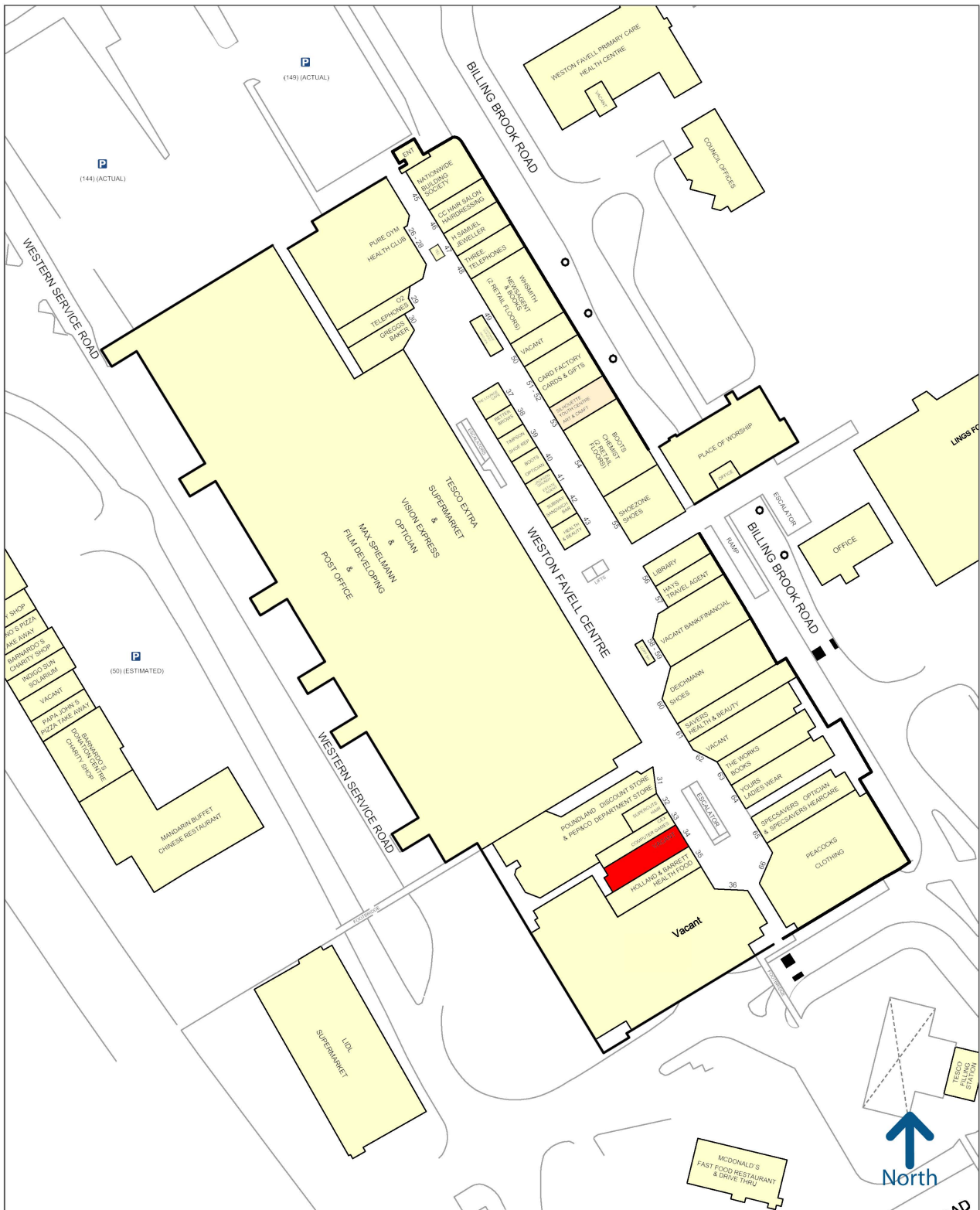
Subject to Contract

Without Prejudice

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Weston Favell



50 metres

Experian Goad Plan Created: 18/07/2023

Created By: Barker Proudlove Ltd

