

## SHOPPING CENTRE PROPERTY / CLASS E

Units 39-40 Weston Favell Shopping Centre, Northampton NN3 8JZ

**Rent: On application****Ground Floor Area**

4,650 Sq ft / 432 Sq M

**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)**Richard Barker****Mob:** 07771 604525**Email:** [richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)

**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.

The unit is situated in a prominent corner position in a 100% prime location.

**Accommodation:**

The unit is fully fitted for immediate occupation.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	4,650	432

**Rent:**

Upon application.

**Tenure:**

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 £65,000.

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 current year stands at approximately £35,349 per annum.

**EPC:**

Energy Performance Asset Rating - Available on request

**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:**

February 2021

Subject to Contract

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