

RETAIL PARK PROPERTY / CLASS E
Unit 2 Willowburn Centre, Alnwick NE66 2JH



Rent: £137,500 PA

Ground Floor Area

11,011 Sq ft / 1,023 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

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Subject to formal vacant possession**Location:**

Willowburn Centre comprises four retail units totalling 8,361 sq.m. (90,000 sq.ft.) complete with 475 car parking bays, with occupiers including Sainsbury's, Homebase and Pets at Home. Willowburn Centre is immediately accessible from the A1 north and south bound slip roads being situated adjacent to the A1.

The newly constructed Willowburn Retail Park is located opposite where occupiers include a M&S Food Hall, Starbucks and the award winning artisan butchers, Turnbull's of Alnwick, with 180 car parking bays. Contracts are exchanged with B&M on a new build 25,000sqft unit plus garden centre.

Accommodation:

The subject premises are currently occupied by Argos who are vacating at lease expiry. The accommodation is arranged all on the ground floor providing the following approximate area:

| Demise: | Sq Ft | Sq M |
|------------------|--------------|-------------|
| Ground Floor GIA | 11,011 | 1023 |

Rent:

£137,500 pax

Tenure:

Subject to formal vacant possession, a new effectively full repairing and insuring lease is available for a terms of years to be agreed

Business Rates:

The premises currently has a rateable value of £140,000. 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 2022 stands at approximately £13,000.

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:

May 2023

Subject to Contract
Without Prejudice

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