

SHOPPING CENTRE PROPERTY / CLASS E

2E (Unit 62) Weston Favell Shopping Centre, Northampton NN3 8JZ



Rent: £47,500 PA

Ground Floor Area

2,214 Sq ft / 250 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 (Landlord may consider proposals for ground floor only, subject to status).

Demise:	Sq Ft	Sq M
Ground Floor	2214	205.7
Mezzanine	3148	292.5

Rent:

£47,500 per annum

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 £39,750. 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 £34,558.

EPC:

Energy Performance Asset Rating - D

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:

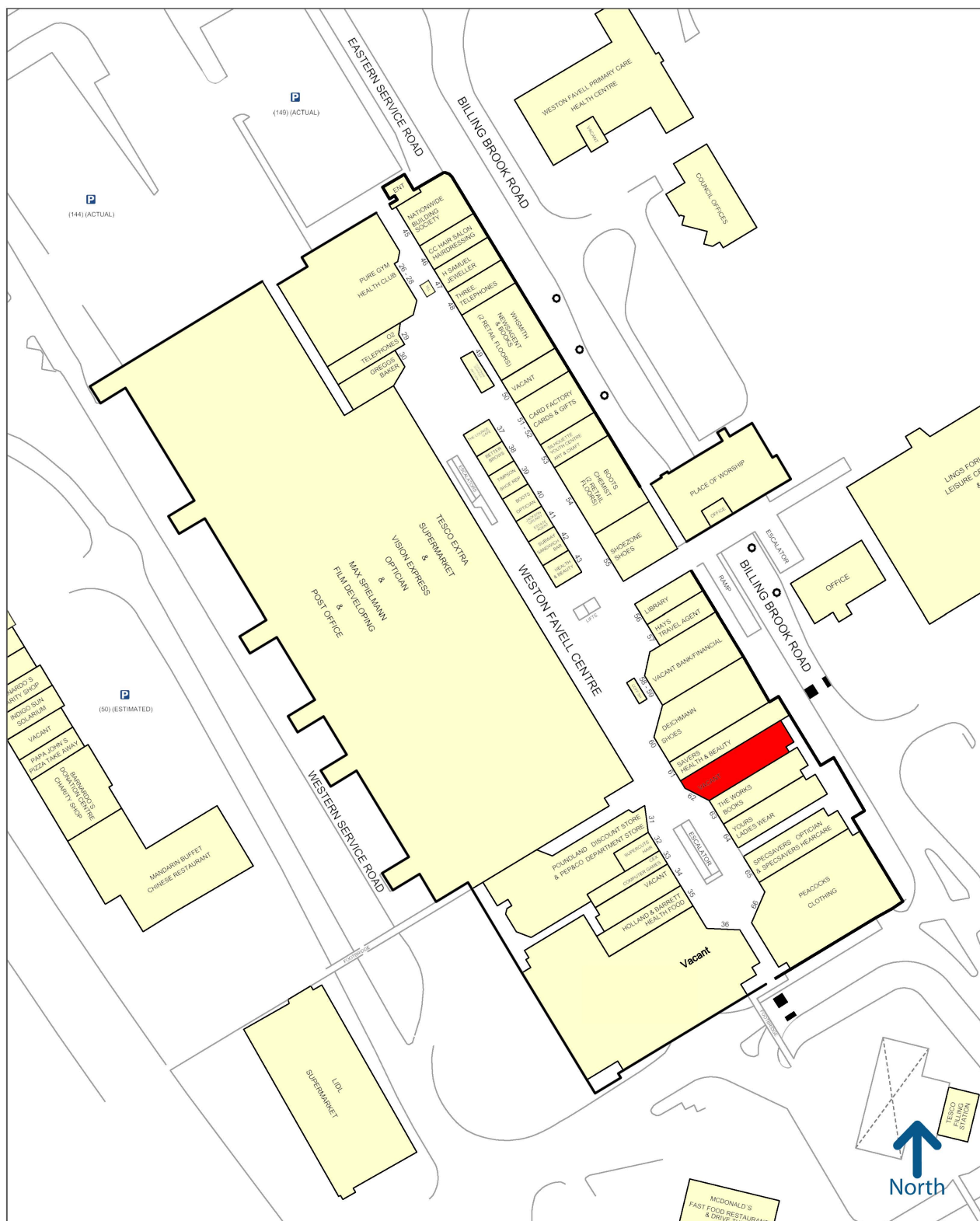
October 2022

Subject to Contract

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Weston Favell



Experian Goad Plan Created: 18/07/2023

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