

PRIME CLASS E  
OPPORTUNITY  
**NORTHAMPTON**  
UNIT 35  
PRINCES WALK  
GROSVENOR CENTRE

**Description**

Grosvenor Shopping is the prime retail offering in Northampton comprising approximately 320,000 sq. ft. of retail and leisure floor space, anchored by **Primark** and with other retailers including **Next, Pandora, Boots, Superdry** and **Vision Express** amongst others.

The subject premises are situated within prime pitch on the ground floor with adjacent occupiers including **Primark, The Entertainer, Claires** and **Cards Direct**.

Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are arranged over the ground floor, comprising the following areas:

**Ground Floor** 1,161 sq. ft. (107.86 sq. m)

**Lease**

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

**Rent**

Upon application.

**Service Charge**

The current service charge for the financial year is £7,947.

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£14,000
<b>UBR (24/25)</b>	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

**EPC**

An EPC has been commissioned. A full report is available upon request.

**Legal Costs**

Each party to be responsible for their own legal costs incurred in this transaction.

**Viewing**

Strictly via appointment through joint agents, **Green & Partners**, contacting:

**Freddie King** 07545 386694

[Freddie.king@greenpartners.co.uk](mailto:Freddie.king@greenpartners.co.uk)

**Mike Willoughby** 07810 480291

[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

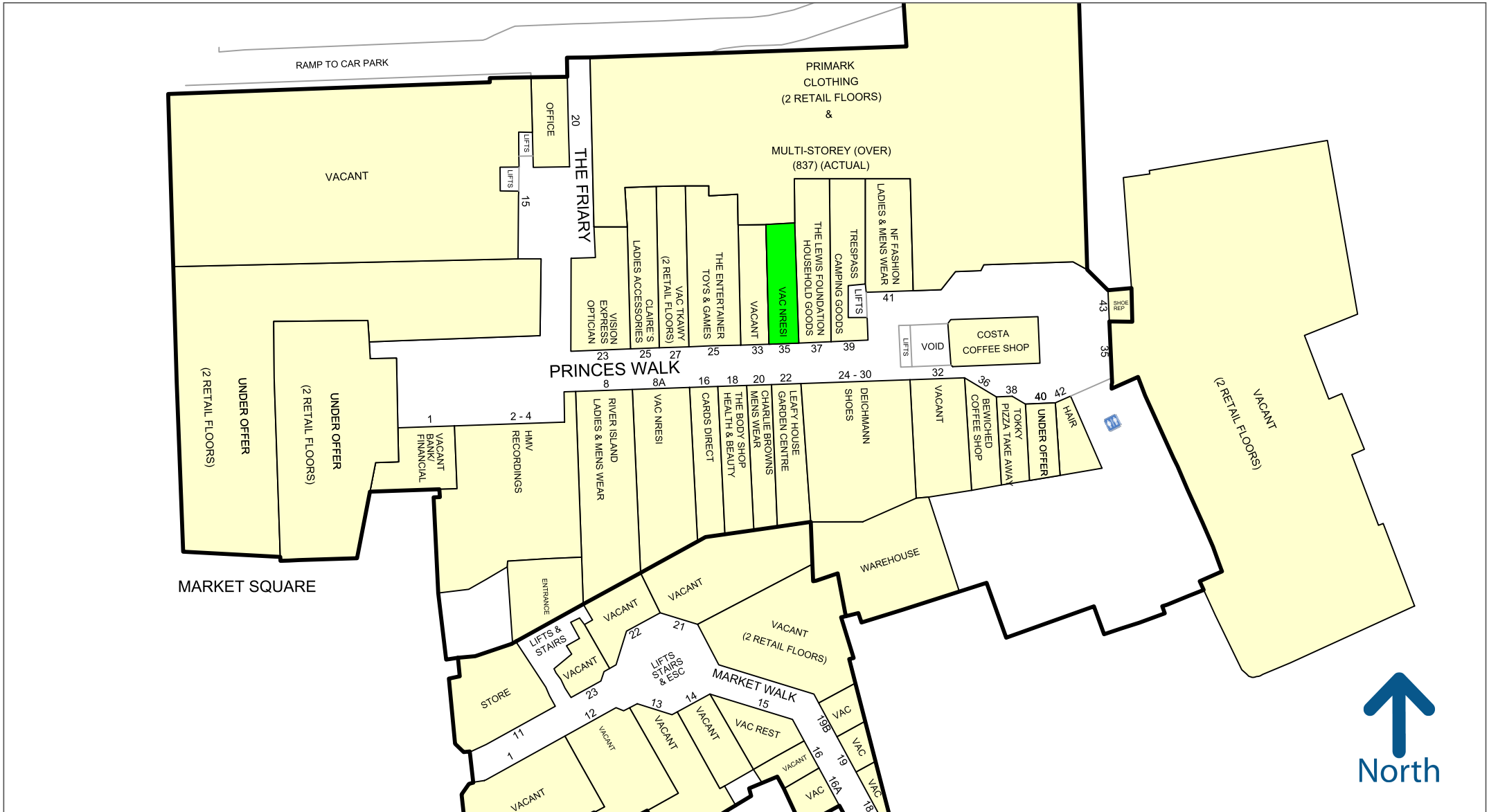
Or, **FMX**, contacting:

**Harry Mitchell** 07428 059987

[harrymitchell@fmx.co.uk](mailto:harrymitchell@fmx.co.uk)

**Henry Foreman** 07469 155716

[henryforeman@fmx.co.uk](mailto:henryforeman@fmx.co.uk)



50 metres

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