

PRIME CLASS E
OPPORTUNITY
NORTHAMPTON
UNIT 20A
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 first floor with adjacent occupiers including **The Entertainer, Deichmann** and **Primark**.

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 2,117 sq. ft. (197 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 £14,921.

**Business Rates**

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

Rateable Value	£14,500
UBR (24/25)	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

Mike Willoughby **07810 480291**

mike.willoughby@greenpartners.co.uk

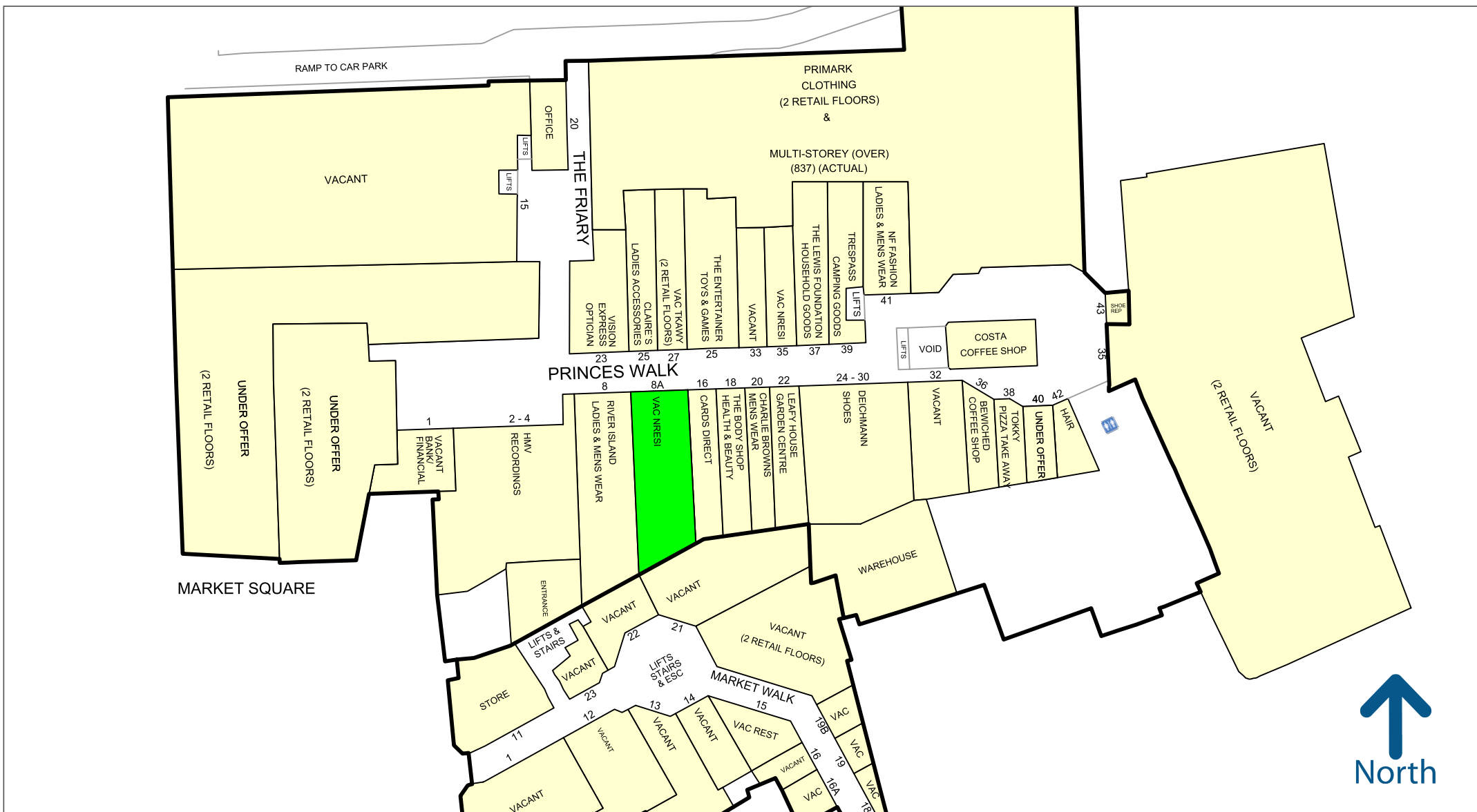
Or, **FMX**, contacting:

Harry Mitchell **07428 059987**

harrymitchell@fmx.co.uk

Henry Foreman **07469 155716**

henryforeman@fmx.co.uk



50 metres

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