

PRIME CLASS E
OPPORTUNITY
NORTHAMPTON
2 WOOD STREET
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 **Trespass, Deichmann** and **Primark**.

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

Accommodation

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

Ground Floor	455 sq. ft.	(42.27 sq. m)
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Lease

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

Rent

£25,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £3,333.

Subject to Contract

Business Rates

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

Rateable Value	£12,000
UBR (25/26)	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:

Hugo Mackichan **07534 438411**

hugomackichan@fmx.co.uk

Henry Foreman **07469 155716**

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