

# 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)

#### 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 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

 $\underline{Freddie.king@greenpartners.co.uk}$ 

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

Or, FMX, contacting:

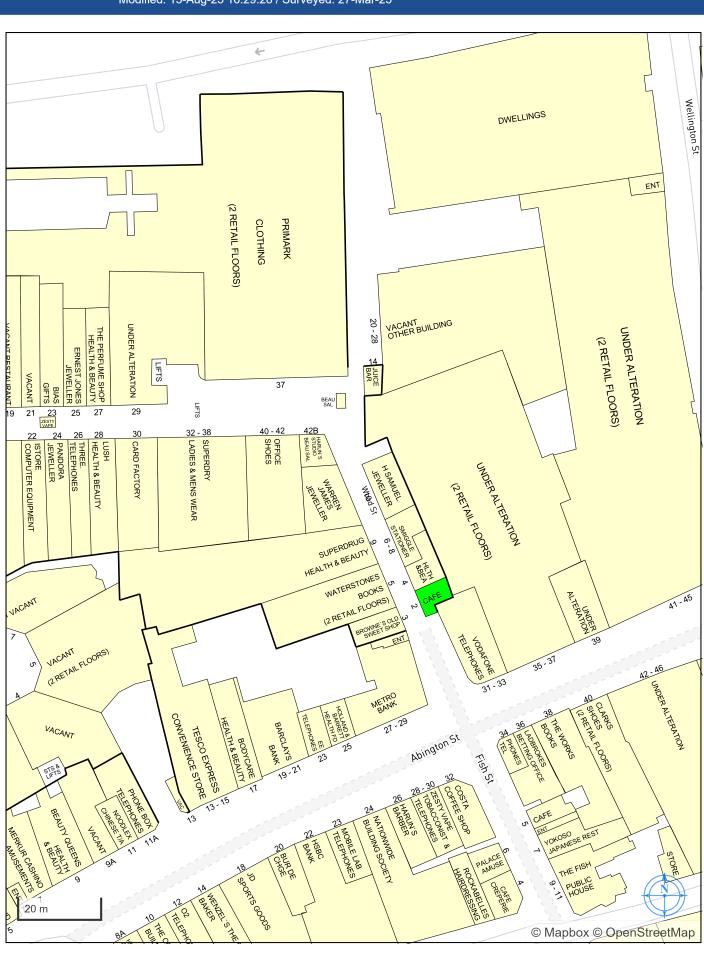
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