

PRIME CLASS E OPPORTUNITY

NORTHAMPTON

UNIT 7
NEWLAND WALK
GROSVENOR CENTRE

Subject to Vacant Possession

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 **H&M** and with other retailers including **JD Sports**, **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**, **Pandora**, **Ann Summers**, **H&M** and **JD Sports**.

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 1,997 sq. ft. (185.52 sq. m)

Lease

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

Rent

£70,000

per annum exclusive.

Service Charge

The service charge for the financial year is to be confirmed.



Business Rates

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

Rateable Value	£36,000
UBR (26/27)	0.382p

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

EPC

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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Subject to Contract

