SHOP TO LET

UNIT 7, THE SQUARE WOOLSHOPS SHOPPING CENTRE



Description

Woolshops Shopping Centre offers in excess of 250,000 sq. ft. of retail accommodation together with a 320 space shoppers car park. Tenants currently trading from the centre include **Marks & Spencer, Boots, New Look, River Island, Superdrug** and **TopShop/TopMan.**

The property is situated immediately adjacent to **Specsavers** and **Game** whilst in close proximity **Boots**, **Peacocks**, **EE**, **JD Sports** and **Barrhead Travel**.

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

Accommodation

The premises are arranged over ground and first floors and provide the following approximate areas:

Ground Floor	1,238 sq. ft.	(115.01 sq. m)
First Floor Ancillary	1,288 sq. ft.	(119.66 sq. m)

Lease

The premises are available, subject to vacant possession, by way of a new effective full repairing and insuring lease for a term of 10 years, subject to an upward only rent review in the 5th year.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £11,921per annum.

Business Rates

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

Rateable Value	£16,000
UBR (20/21)	0.499p

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

EPC

The property has an EPC rating of D 89. 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 by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

Harry Jeffery

07539 299736

harry.jeffery@greenpartners.co.uk

Or, Barker Proudlove, contacting:

James Lamming 07715 678630

james@barkerproudlove.co.uk

Subject to Contract

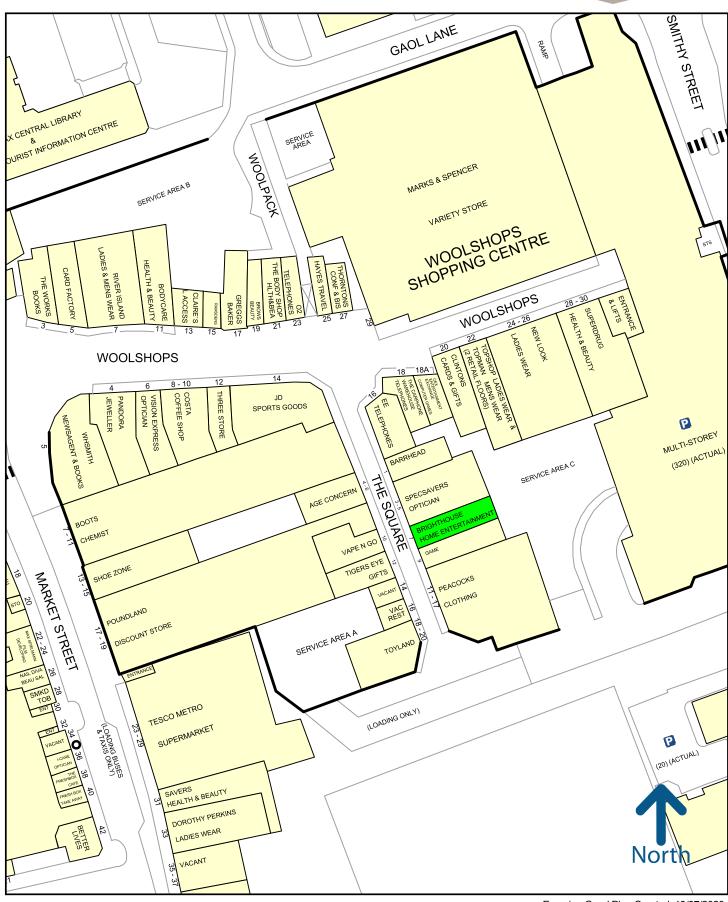


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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Experian Goad Plan Created: 13/07/2020 Created By: Green and Partners



50 metres

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