



LOCATION

Having recently undergone a £40m refurbishment The Friary Centre provides approximately 160,000 sq ft of retail accommodation, and benefits from an adjacent 1,100 space multi-storey car park. The Friary has a fantastic fashion line up including Urban Outfitters, Topshop and Primark and soon to include Zara and another MSU young fashion operator!

DESCRIPTION

Unit 5 is located on the Lower Mall opposite the new **Zara** store (opening Summer 2015) and close to the likes of **Hollister, Urban Outfitters, Mango** and **Topshop**.

ACCOMMODATION

The unit provides the following approximate dimensions and net floor areas:-

Internal Width	8.11 m	26' 6" ft
Shop Depth	23.59 m	77' 4" ft
Ground Floor	184.59 sq ft	1,987 sq ft

TENURE

The unit is available by way of a new 10 year lease subject to five yearly upward only rent reviews.

BASE RENT

A rent of £225,000 per annum exclusive of service charge, rates and VAT is required.

RATES

We have been advised that the unit has been assessed for rating purposes as follows:

Rateable Value 2010:	£95,000
Rates Payable:	£45,790

Interested parties are advised to make their own enquiries with the Local Authority to verify the current rates payable.

SERVICE CHARGE

The annual service charge estimate for 2014 is £30,975 p.a.

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Immediately available.

EPC

A certificate is available on request.

VIEWING/FURTHER INFORMATION

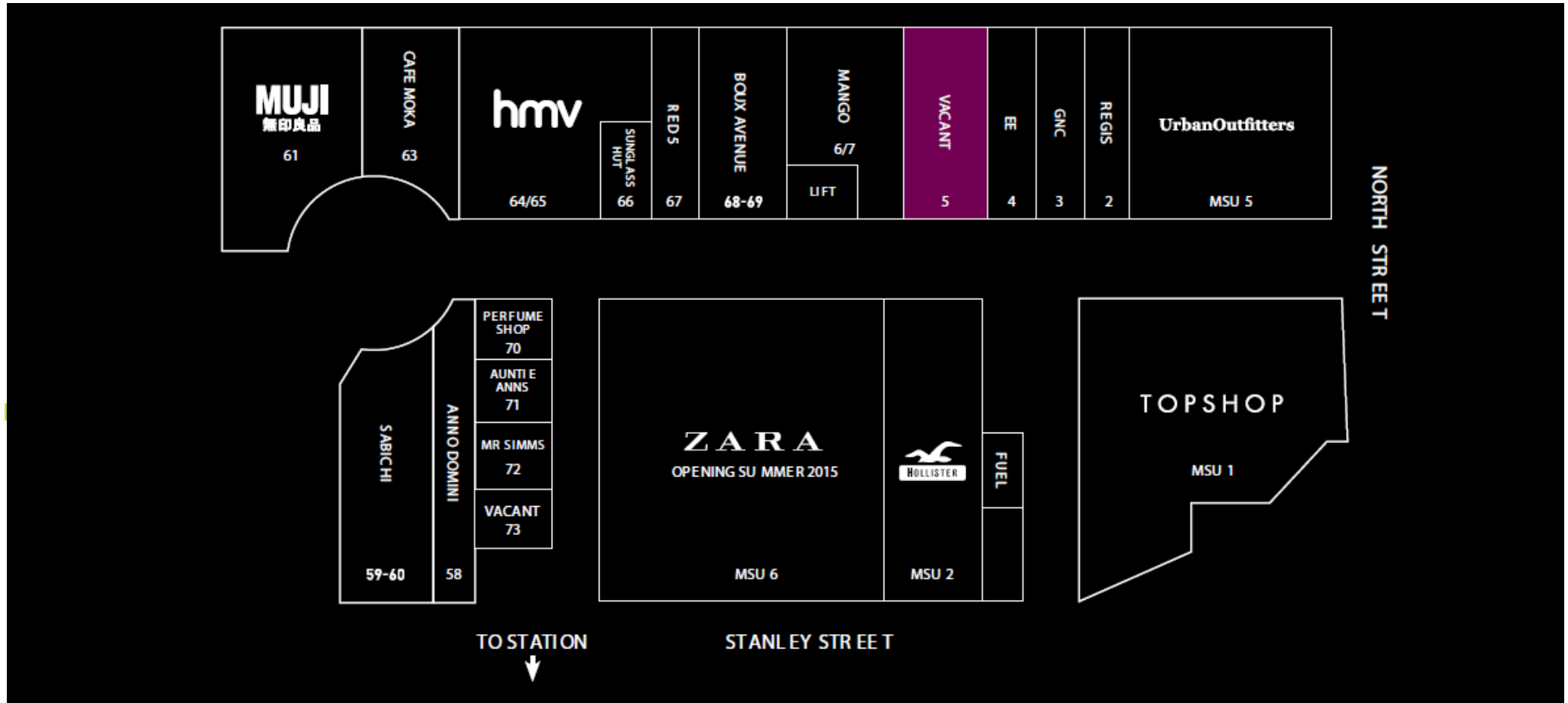
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Subject to Contract November 2015

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

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