

PRIME SHOP TO LET

UNIT 2 BEAR LANES SHOPPING CENTRE, NEWTOWN SY16 2QZ



LOCATION

The subject premises occupy a prime position on the entrance to Bear Lanes Shopping Centre, which is a modern open air Shopping Centre providing the focus point of all main retailing activity within the Town Centre. Retailers within the Centre include ,Clinton Cards, Clarks, Peacocks, Carphone Warehouse, Shoezone and New Look as can be seen from the attached traders extract.

DESCRIPTION

The property affords a ground floor unit with first floor ancillary accommodation and rear servicing. The property benefits from a prominent return frontage.

ACCOMMODATION

The property affords the following approximate areas:-

Internal width	10.36 m	34'0"
Shop depth	21.4m	70'0"
Sales area	207 sq.m.	2229 sqft
First floor	103 sq.m.	1108 sqft

TENURE

10 year FRI lease with provision for review at the end of the fifth year.

COMMENCING RENTAL

£35,000 per annum exclusive

SERVICE CHARGE

For the whole building the service charge is £8,814.38

EPC

The property has an Energy Performance rating in Band C

BUSINESS RATES

The ratable value for the whole property is £32,500 However interested parties should rely on their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VIEWING

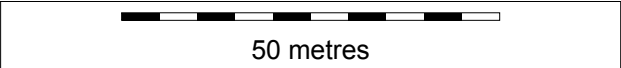
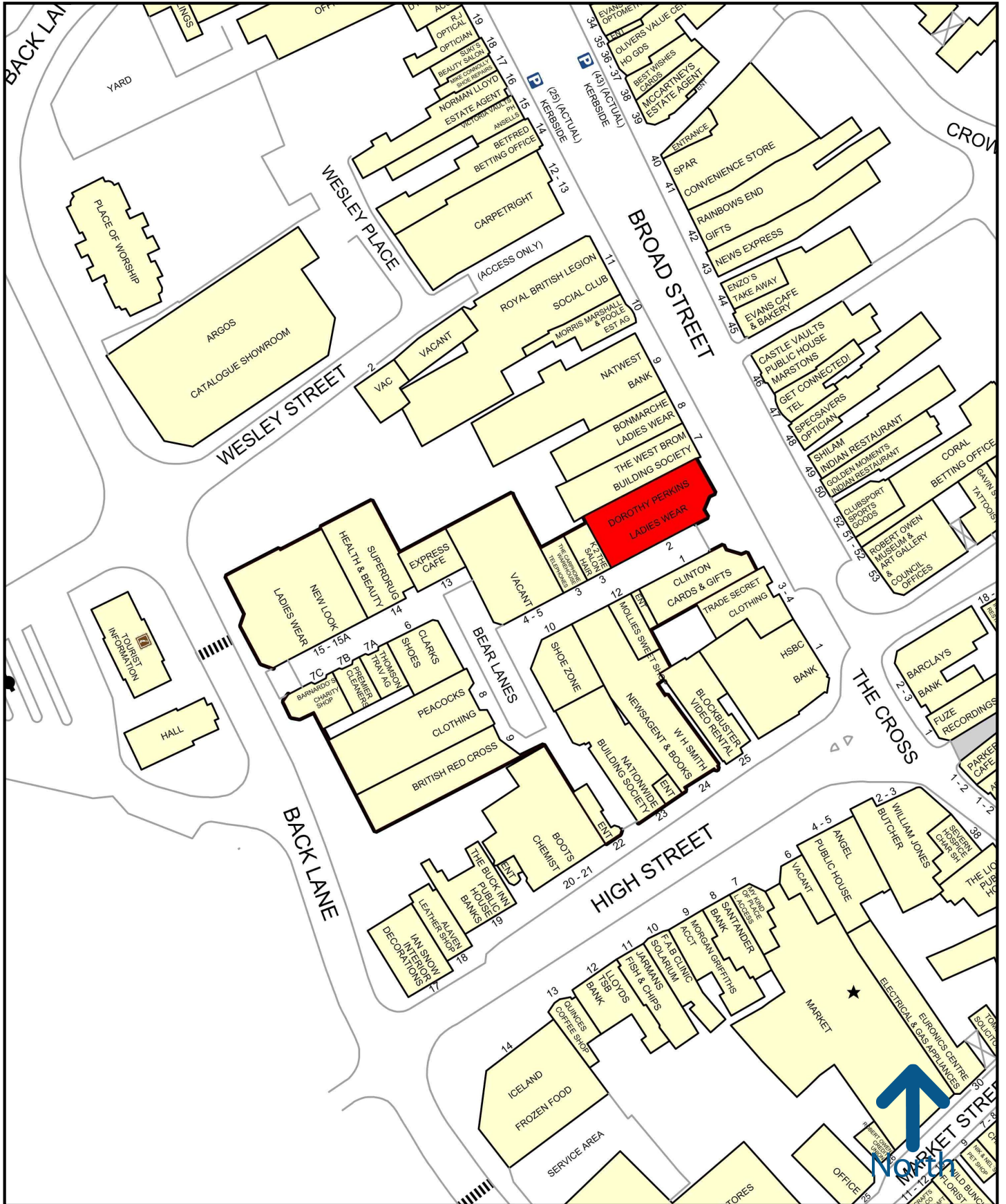
Strictly by appointment with joint retained agents:-

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SUBJECT TO CONTRACT & AVAILABILITY

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