

8-12



NEWLAND WALK | NORTHAMPTON | NN1 2EW

Location

The Grosvenor Centre's retail accommodation is modern and high-spec, complimented by a range of new, high quality Tenants including Office Shoes, Select, Loungers and The Entertainer, alongside upsizes of Superdry and Deichmann.

The subject property is located in a prime pitch on the lower mall of the Grosvenor Centre near one of the busiest entrances to the centre.

Accommodation

The property is arranged over one at upper mall level providing the following areas:

Ground	3,157	sq ft (NIA)	295	sq m
Display	59	sq ft (NIA)	5	sq m
Mezzanine	1,180	sq ft (NIA)	110	sq m
Total	4,414	sq ft (NIA)	410.2	sq m

Term

The property is available by way of a new 10 year effective full repairing and insuring lease subject to rent review at year 5.

Rent

£146,000 per annum exclusive.

Service Charge

The service charge attributes for this unit is £21,327 (18/19 per annum)

Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value (18/19) : £154,000
Rates Payable (18/19) : £73,766



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RETAIL

EPC

The property benefits from and EPC rating of C. Certificate available on request.

Legal

Each party is responsible for its own legal costs incurred in this transaction.

Viewing

For further information, please contact :

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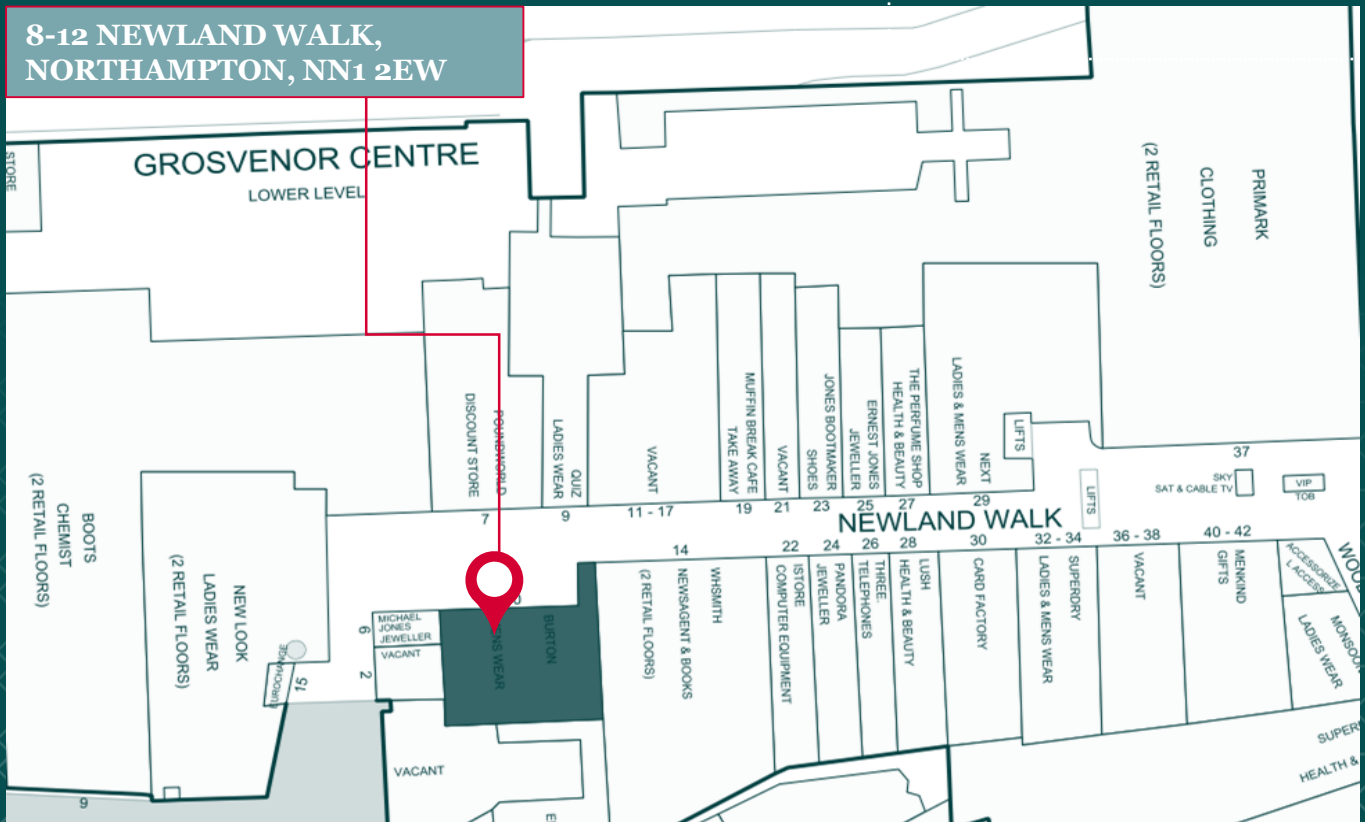
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SUBJECT TO CONTRACT

Legal & General acknowledges the Code of Practice for Commercial Leases in England and Wales which can be read at www.commericalleasescodeew.co.uk and will adhere to so much of it as is appropriate for this development.

Alternatively please contact our
Joint Agents Strutt & Parker on +44
(0) 20 7629 7282



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