



PRIME SHOP TO LET
UNIT 13, 46 CHEESE LANE
SWANSGATE SHOPPING CENTRE
WELLINGBOROUGH

Location

The Swansgate Shopping Centre is the prime shopping destination within Wellingborough attracting some 5.72 million shoppers per annum and also benefits from a 1,000 space free car park.

The Swansgate Centre is anchored by **Boots, Wilkinson's, Home Bargains** and **Argos**. Other retailers within the centre include **Superdrug, WH Smith, Peacocks, Select Ladieswear, Iceland, Game** and **Holland & Barrett**.

The subject unit is situated in a prime location on Corn Lane adjacent to **Vodafone** and **Greggs**. Other retailers in this mall include **Bodycare, Clintons** and **M&Co**.

Accommodation

The premises proved the following approximate dimensions and floor areas (subject to on-site verification):-

Ground Floor	159.42 sq m	1,716 sq ft
Basement	123.56 sq m	1,330 sq ft

Lease

The property is available by way a new effectively full repairing and insuring lease for a term of 10 years subject to a single rent review at the end of the fifth year of the term.

Rental

£62,500 per annum exclusive of rates, service charge and VAT.

Rates

We understand from the Local Rating Authority that the property is assessed as follows:

Rateable Value	£51,500
UBR (2016/2017)	49.7p
Rates Payable (2016/2017)	£25,596

Service Charge & Insurance

The current service charge payable is £21,365 per annum plus insurance of £264 per annum.

Energy Performance Certificate

A copy of the EPC for the unit can be made available upon request.

Legal Costs

Each party is responsible for their own legal costs incurred in the transaction.

Viewing & Further information:

Strictly by prior appointment through sole agents

Jamieson Mills:

Richard Mills
Direct Dial: 020 7758 0053
Email: rjm@jamiesonmills.com

For additional premises see www.jamiesonmills.com

Subject to Contract



