



SHOP TO LET

**Unit 13, 46 Cheese Lane
Swansgate Centre**

Wellingborough

Location

The Swansgate Shopping Centre is the central shopping destination within Wellingborough and also benefits from a 1,000 space free car park.

The centre is anchored by **Boots, Wilko, Home Bargains** and **Argos**. Other retailers within the centre include **Superdrug, New Look, WH Smith, Peacocks, The Works, Iceland, GAME** and **Bodycare**.

The subject unit is situated on Cheese Lane adjacent to **Vodafone & Greggs**. Other retailers in this mall include **Clinton Cards, Claire's** and **F.Hinds Jewellers**.

Accommodation

The premises provide the following approximate net internal floor areas (floor plans available upon request):

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

Lease

The property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

Rental

Offers are invited in the region of £52,500 per annum exclusive of rates, service charge, insurance and VAT.

Service Charge & Insurance

The service charge for the current financial year is approximately £20,919 per annum, plus insurance of £292 per annum.

Rates

We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£41,500
Rates Payable (2020/2021)	£Nil

Interested parties should make their own enquiries with the local authority to verify the amount of rates payable.

Planning

The premises currently have A1 Use but consideration will be given to other uses subject to obtaining planning permission.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

Viewing & Further information:

Strictly by prior appointment through sole agents Jamieson Mills:

Richard Mills

Direct Dial: 020 3746 6883

Email: rjm@jamiesonmills.com

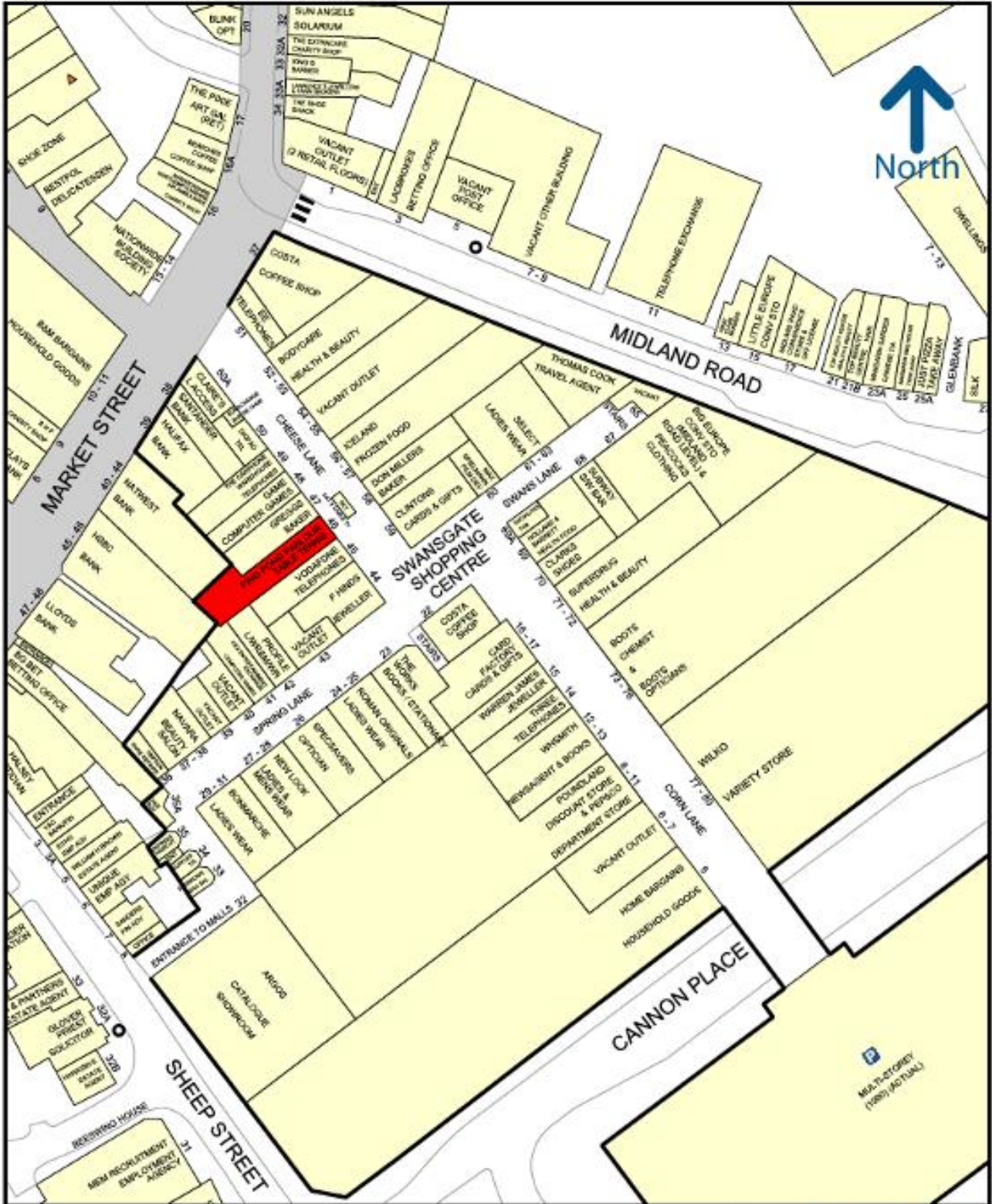
Russell Walker

Direct Dial: 020 3746 6884

Email: rjw@jamiesonmills.com

Subject to Contract





Experian Goad Plan Created: 30/03/2020
Created By: Jamieson Mills Ltd