

# 020 3746 6880



# **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)

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

**ENII** 

#### **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** 





# Wellingborough Swansgate Shopping Centre







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