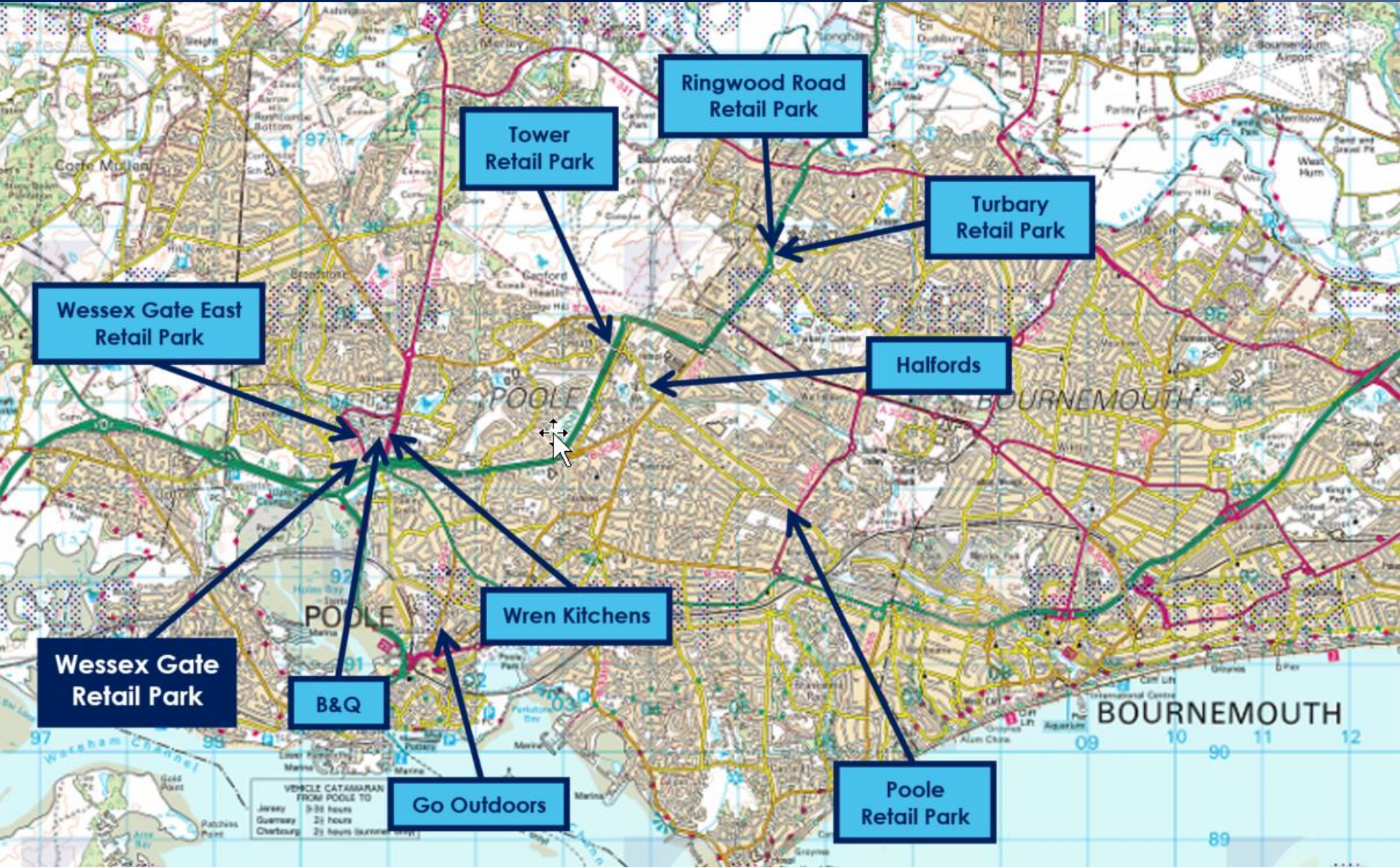
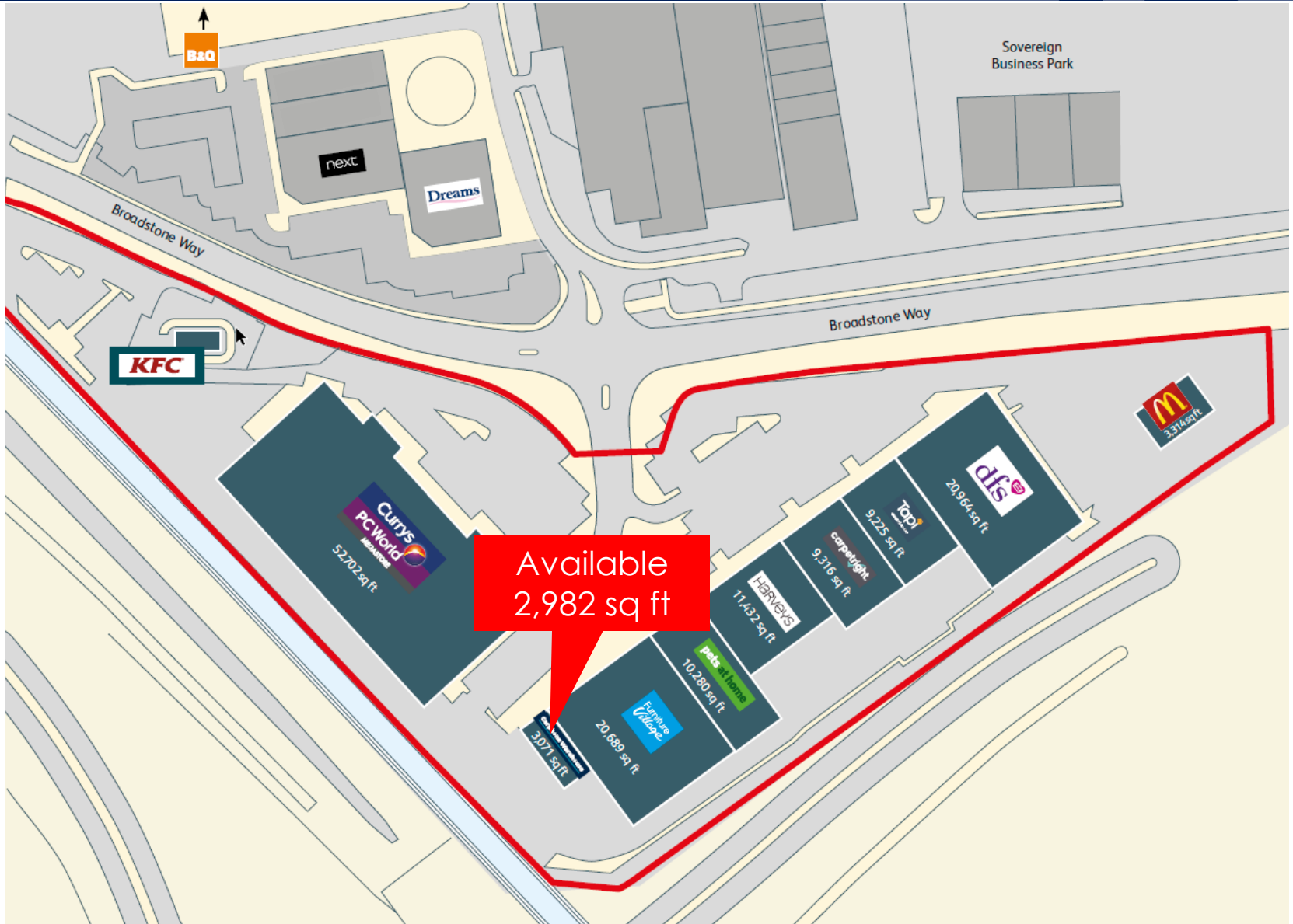




- ❑ 2,982 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting





Location

Approximately 1½ miles north of the town centre, on Broadstone Way (A349).

Description

The scheme is approximately 143,500 sq ft, with bulky goods and furniture occupiers, anchored by Currys PC World, together with McDonald's and KFC. The unit is adjacent to Furniture Village at the end of a terrace.

Size/Availability

2,982 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 28 September 2022. The current rent passing is £72,000 per annum.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Rates Payable

£35,280 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£3,001 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

Contact**James Potter**

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Mob: 07770 930 777

Email: james.potter@avisonyoung.com

Mark Phelps

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