



#### LOCATION

The subject premises occupy a prominent position fronting Ivel Square with the Quedam Shopping Centre, located adjacent to the main Town Centre Car Park and opposite **New Look** and **Iceland**, as can be seen from the attached extract.

 **96,000 weekly footfall**  **67% Primary Market Share**

 **390,000 total catchment**

#### DESCRIPTION

The premises comprise a modern retail store arranged over ground and basement levels having the benefit of basement servicing.

#### ACCOMMODATION

Shop Depth	54.25 m	178 ft
Internal Width	45.72 m	150 ft

Ground Floor Sales	2,494 m <sup>2</sup>	26,846 sq ft
Basement	824 m <sup>2</sup>	8,867 sq ft

#### LEASE/TEMPORARY OCCUPATION/NEW LEASE

Held by way of a under lease expiring 24<sup>th</sup> December 2020 without further review. Consideration will be given to a temporary occupation. Further terms and conditions available upon application.

#### DISPOSAL TERMS

Upon application.

#### SERVICE CHARGE

The lease is subject to a service charge, further details available upon request.

#### RATING ASSESSMENT (2017 LIST)

Rateable Value	£380,000
Rate in £ (2016/2017)	49.7p
Rates Payable	£188,860
(Rateable Value 2017	£201,000)

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

#### EPC / FLOOR PLANS

EPC available upon request. Plans detailing possible subdivision available

#### LEGAL COSTS

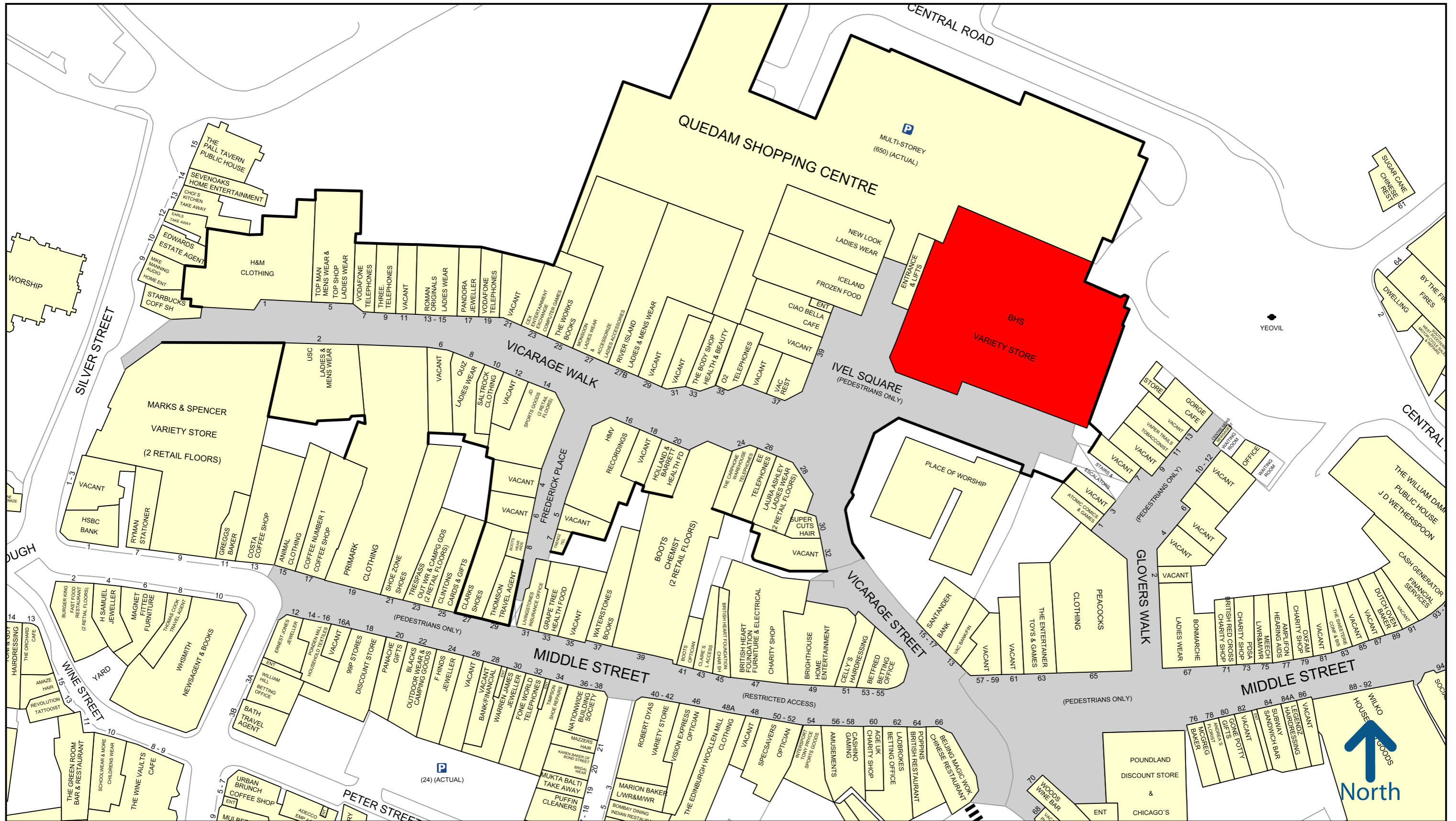
Each party are to be responsible for their own legal costs incurred within the proposed transaction.

#### VIEWING - Rowley Hughes Thompson

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#### JOINT AGENT

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Experian Goad Plan Created: 13/09/2016  
Created By: RHT

