PRIME RETAIL SHOP TO LET
(SUBJECT TO VP)
CAPABLE OF SUBDIVISION
LOCATION
The premises are situated in a 100% prime position in St Anns Road, located strategically between St Anns and St Georges Shopping Centre. The unit is directly opposite the brand new Primark store which opened in January 2019. Other nearby retailers include H&M, Marks & Spencer, Pret, Waterstones, JD Sport, Footlocker and Next, therefore attracting a significant level of footfall.

ACCOMMODATION
Existing
Ground Floor  3,401 sq ft
First Floor  2,971 sq ft
Second Floor  3,216 sq ft
Total  9,588 sq ft

SUBDIVISION OPPORTUNITY
In addition to being available as is, the property is also capable of being subdivided into two units, the exact specification is subject to final design.

TIMING
The unit is available to let immediately in its existing configuration.

RATES
Rateable Value £219,000
Rates Payable 2018/2019 £107,967
Rates TBC on a split basis.
USE
The property currently benefits from an A1 consent, but other uses will be considered subject to planning.

TERMS
A new 15 year FRI lease, subject to upward only rent reviews at years 5 and 10.

RENT
Whole
£185,000 pax
Split
Unit 82A £75,000 pax
Unit 82B £110,000 pax

VIEWING AND FURTHER INFORMATION
Through joint agents Robinson Webster and MMX Retail:

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