

# To Let - **UNDER OFFER**



## Northampton

Unit 4a, Lower Level, Weston Favell Shopping Centre

Ground Floor: 838 sq ft (77.85 sq m)

£27,500 PAX

Subject to Vacant Possession

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**Location & Description:**

- **Weston Favell Shopping Centre is situated off the A45 and A43 on the eastern outskirts of Northampton and only 2 miles from the town centre and 3 miles from the M1.**
- **The centre is anchored by Tesco Extra with other multiple operators including Boots, Pure Gym, Peacocks, O2, Greggs, WH Smith and Card Factory.**

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**Demise:**

Ground Floor 838 sq ft (77.85 sq m)

**Rent:**

£27,500 per annum exclusive

**Lease:**

Subject to vacant possession, new FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £7,544.

**EPC:**

Energy Performance Rating Assessment – B.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £16,000.

**Date Prepared:**

December 2024

**Contact Us:**

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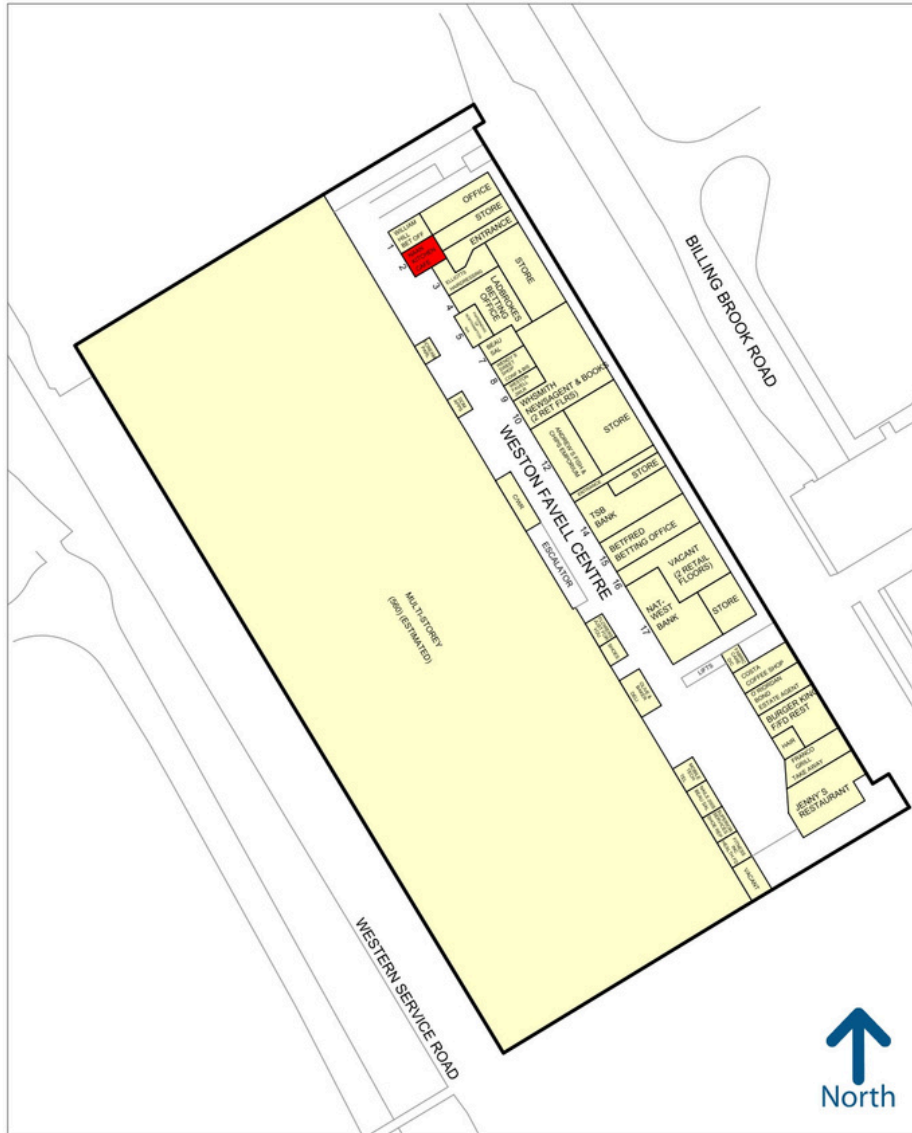
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Weston Favell



50 metres



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