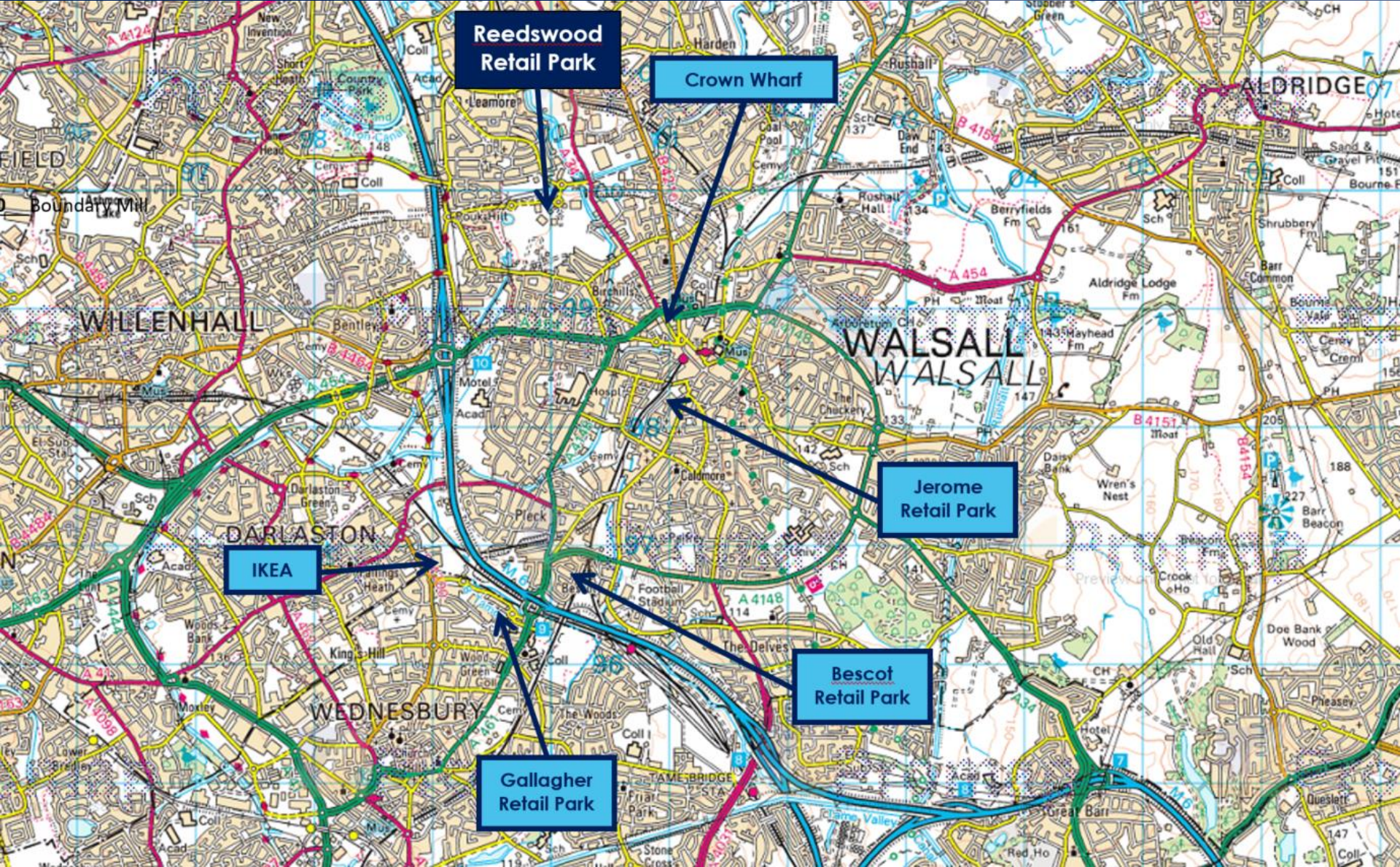




- ❑ 2,003 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting





Available
2,003 sq ft

Location

On Reedswood Way, 1 mile to the north of the town centre and 1½ miles from the M6 (junction 10).

Description

A scheme of circa 180,000 sq ft, anchored by a Sainsbury's foodstore. Other occupiers include Matalan, Dunelm, B&M, Pets at Home, The Food Warehouse and McDonald's. The unit is a standalone pod at the entrance to the scheme.

Size/Availability

2,003 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 2023. The current rent passing is £48,150 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

£13,134 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£2,017 per annum.

Inspections/Further Enquiries

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

Contact**James Potter**

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