

## TO LET Retail Unit



Swansgate Centre. 32 Spring Lane  
Wellingborough, NN8 1EY

### Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 7,100 sq ft
- ❑ Rent £120,000 per annum

### Contact

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Location

Wellingborough is a large market town in Northamptonshire, approximately 11 miles from Northampton.

The property is located to the rear of the Swansgate Shopping Centre and is accessed from the main mall, as well as from Swan Street via an escalator. The Centre has over 50 retailers and a free 1,000 space car park. Other occupiers within the centre include **Home Bargains, Boots, Wilko and Iceland.**

Accommodation

The premises are arranged over ground and basement floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	549.24	5,912
First	110.37	1,188
Total	659.61	7,100

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – D-83. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of an assignment of the existing lease due to expire on 06/06/2025.

Tenure

£120,000 per annum exclusive

Service Charge

£29,992.28 per annum.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



## Rating

We are advised that the Rateable Value for the property is £36,750.

The UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

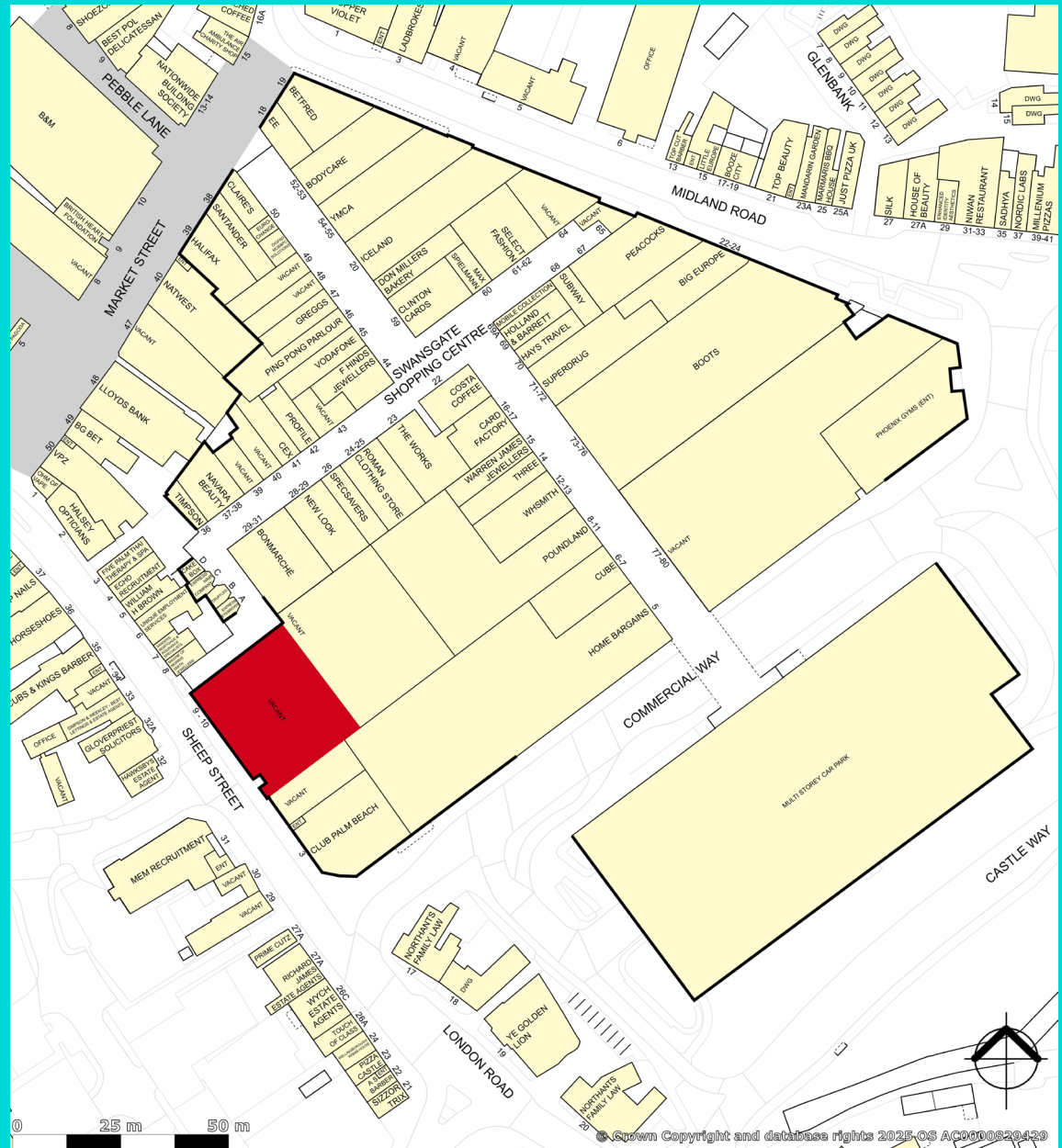
## Viewing

Strictly via the sole letting agent only.

## Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

## [Sainsbury's Property Disposals](#)



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