



THE SQUARE

SHOPPING CENTRE

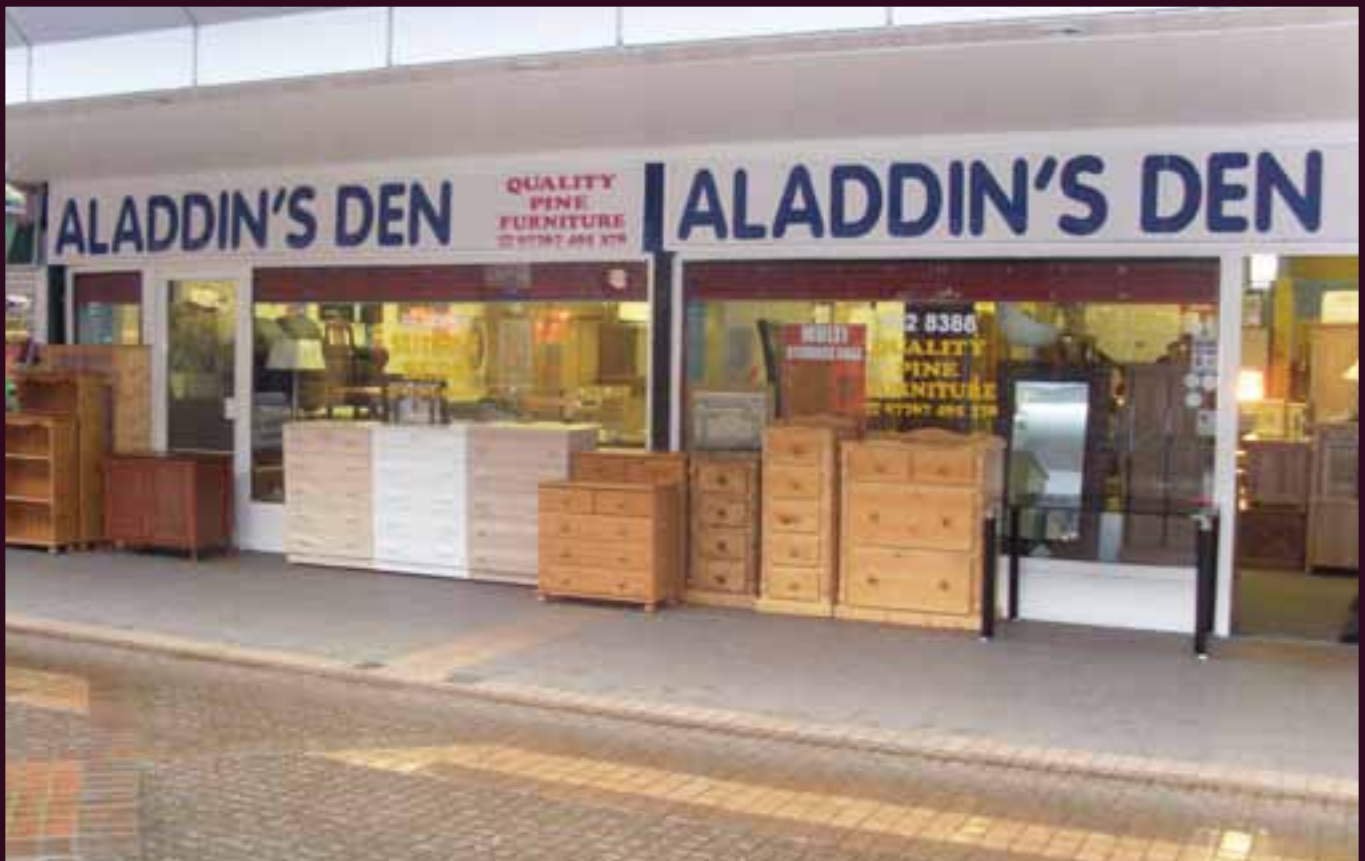
LEASING OPPORTUNITIES

13-15 THE MALL, SALE

BE PART OF IT

ANCHORED BY **WILKINSON, BOOTS AND PEACOCKS**, PEDESTRIAN FOOT FLOW APPROXIMATELY **80,000 PER WEEK**, PARKING FOR OVER **300 VEHICLES**, IN CLOSE PROXIMITY TO THE METRO LINK AND MAIN BUS ROUTES.

JOIN **WILKINSON, BOOTS, PEACOCKS** AND A MIX OF MANY OTHER MAJOR HIGH STREET NAMES AND INDEPENDENT RETAILERS WHO PROVIDE AN ENHANCED RETAIL OFFER AT THE SQUARE SHOPPING CENTRE THAT YOU TOO CAN BE PART OF.



THE SQUARE
SHOPPING CENTRE

Nicola Harrington

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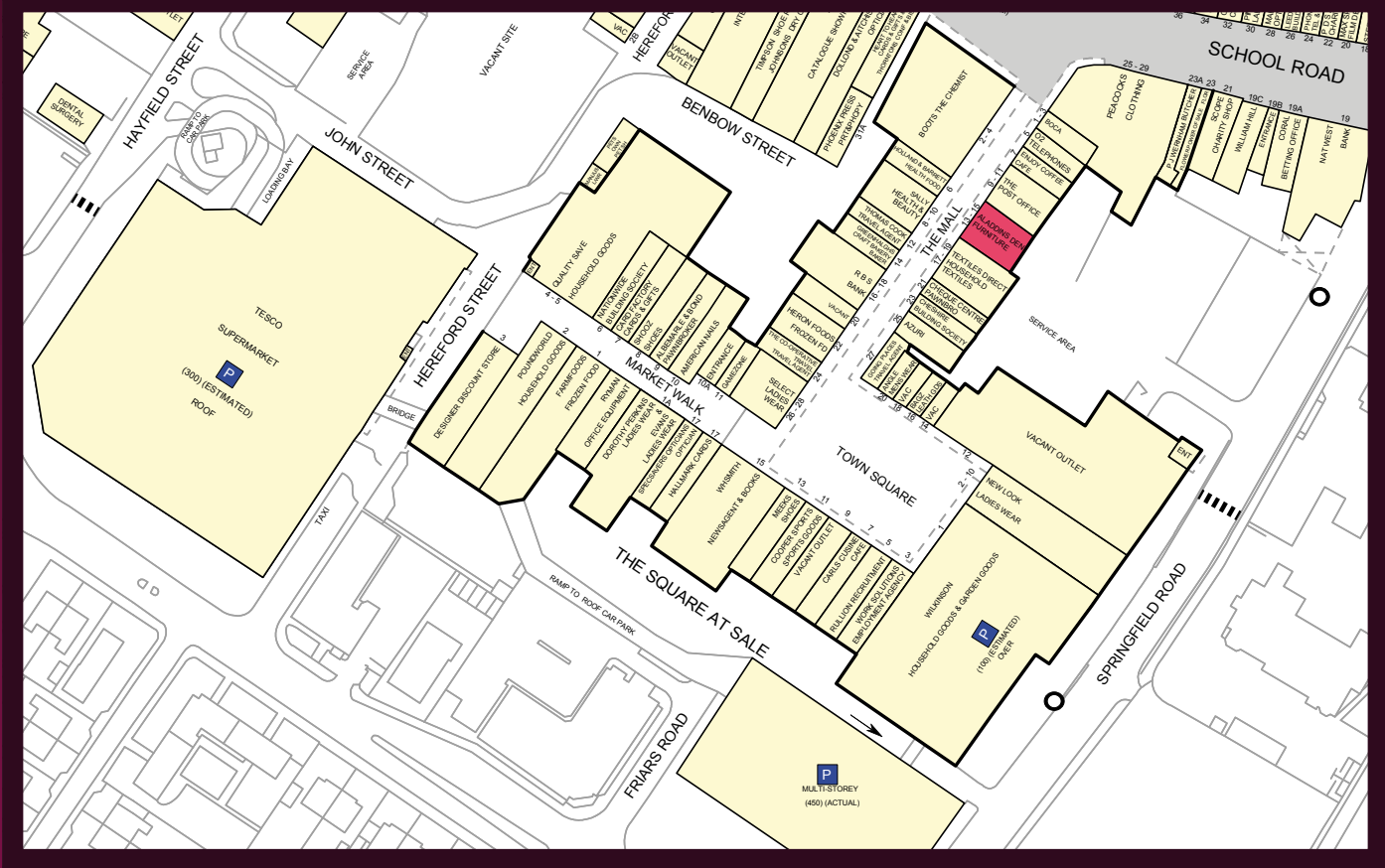
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13-15 THE MALL - ACCOMMODATION, RENT & RATES

Floor Area	sq m	sq ft
Ground floor sales	126.15	1,358
First floor ancillary	46.26	498

Rates Payable

Following verbal enquiries made with the Local Authority we understand the premises are assessed for rates as follows:

**this information may change from April 1st 2010 when the 2010 valuation assessments will take effect. Further information can be found at www.voa.gov.uk*

Rent

The rent for the subject premises is £62,500 per annum exclusive of rates, service charge and insurance.

Rateable Value (2005): £44,000

Rates Payable (09/10): £21,340 per annum*

Tenure

The premises are available by way of an effective Full Repairing and Insuring Lease for a term of years to be agreed. The landlord will also consider short-term Licences.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Viewing

To view the premises you will need to contact a member of the lettings team.



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The owners of The Square Shopping Centre (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of the owners of The Square Shopping Centre or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) The owners of The Square Shopping Centre cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of the owners of The Square Shopping Centre has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) The owners of The Square Shopping Centre will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.