

# Available Units

The units can be leased individually or in combinations where practical. The fit out and specification varies between the units however they generally have a carpeted floor, painted plaster walls, strip fluorescent/spot lighting and a metal glazed shop front. Each unit has a sprinkler system installed and its own fire panel linked into the main Centre system. Some of but not all of the units have WC provision. Those without incoming tenant's will have use of the tenant's toilets which are cleaned hourly. Spaces are available in the tenant's car park at an additional cost of £450 plus VAT.

The Centre is open for trading from 7.00am - 9.00pm Monday to Friday, 8.00am - 6.00pm on Saturday and 10.00am - 2.00pm on Sundays. However if the unit has access directly onto either the High Street, Westgate or Guildhall Street trading can take place all hours

#### Tenure:

The units are available by way of a new internal repairing and insuring lease on terms to be agreed.

#### Service charge:

The service charge includes Centre management, security, cleaning of the communal areas and maintenance of the communal areas including lifts and the main fire alarm as well as structural repairs.

Unit No.	Sales Area Sq Ft	Ancillary Sq Ft	Rent	Service Charge 2011/2012	Rates Payable 2011/2012
Unit 1	3,074	840	£27,750	£44,316.03	£19,485
Unit 3	1,034	396	£10,500	£13,009.41	£6,170.25
Unit 4	954	0	£9,500	£8,622.58	£5,520.75
Unit 5	628	0	£7,500	£6,296.49	£5,196
Unit 6/7	2,257	903	£14,000	£32,725.68	£12,015.75
Unit 8	992	465	£13,000	£13,876.33	£9,093
Unit 13	1,092	200	£10,500	£14,437.80	£8,118.75
Unit 16	685	89	£9,250	£8,261.63	£5,737.25
Unit 27	1,267	1,030	£16,600	£21,215.55	£13,856
Unit 30	555	0	£5,800	£2,687.04	£1,255.70
Unit 38	810	0	£8,500	£3,769.87	£1,905.20
Suite 2	1,800	0	£17,500	£9,037.27	Not Assessed
Kiosk	214	0	£4,000	£962.52	£1,742.10

\*Please note that the amounts shown for the service charge and rates payable as issued as a guide only and may be subject to change



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