



## Unit 40/41 Belle Vale Shopping Centre, Belle Vale L25 2RF

- 190.4 sqm (2,050 sqft) at ground floor
- Arranged over ground and First floors
- Prominent location in Belle Vale shopping Centre
- Nearby occupiers include: Boots, EE, Superdrug, Farmfoods, Wilko, Iceland

## LOCATION

Belle Vale Shopping Centre is located approximately 6 miles South East of Liverpool and 12 miles West of Warrington. The popular covered shopping centre is anchored by a large Morrisons supermarket and benefits from substantial free car parking. The centre is also well served by excellent bus and road links and has undergone significant internal and external refurbishment.

The centre is popular with both retailers and food and beverage operators alike with Boots, KFC Wilko, Greggs, B&M bargains Iceland, Home Bargains, New Look, EE, Superdrug, Farm foods and Card factory all being located within the development.



## ACCOMMODATION

The premises is arranged over ground and first floors comprising the following approximate areas:

FLOOR	SQ M	SQ FT
Ground floor	190.4	2,050
First	106.7	1,148

## TENURE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## QUOTING RENT

Upon Application.

## BUSINESS RATES

The premises have a rateable value of £35,000. Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## SERVICE CHARGE

The on-account service charge for the current year stands at approximately £29,637.84.

## EPC

Energy Performance Certificate Rating available on request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

## To arrange a viewing please contact:



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## IMPORTANT NOTICE

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