

SHOPPING CENTRE PROPERTY / CLASS E

Unit 27 Belle Vale Shopping Centre, Belle Vale L25 2RF

**Rent: On application****Ground Floor Area****9,317 Sq ft / 866 Sq M****TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: gary@barkerproudlove.co.uk****Jon Lovelady****Mob: 07717 661389****Email: jon@barkerproudlove.co.uk**

Location:

Belle Vale Shopping Centre is located 6 miles southeast of Liverpool city centre. The Centre has undergone a significant internal and external refurbishment and extension.

The Centre boasts an on-site Morrisons supermarket and one of the largest indoor Children's Play Areas in the North West. The Centre is covered and has ample free car-parking and excellent bus and road links.

National retailers within the Centre include B&M Bargains, Iceland, Home Bargains, Boots, New Look, EE, Superdrug, Greggs, Card Factory, Poundland and Farmfoods.

Demise:	Sq Ft	Sq M
Ground Floor	9,317	865.60
Ancillary	2,073	192.60

Rent:

Upon application.

Tenure:

The unit is offered on a new effectively full repairing and insuring lease for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £34,500.00

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the current year stands at approximately £25,577.91.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

November 2020

Subject to Contract

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Liverpool - Belle Vale

