

# To Let



## Liverpool

Unit 38/39, Belle Vale Shopping Centre, L25 2RF

Ground Floor: 3,356 sq ft (311.8 sq m)

Rent on Application

## Location & Description:

- 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:

Ground Floor 3,356 sq ft (311.8 sq m)  
First Floor 1,331 sq ft (123.7 sq m)

### Rent:

Available upon request.

### Lease:

A new effectively full repairing and insuring lease for a term to be agreed.

### Service Charge:

Available upon request.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £42,500.

### Date Prepared:

July 2024

### Contact Us:

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Liverpool - Belle Vale



50 metres  
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