

To Let-Under Offer



Liverpool

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

Ground Floor: 2,050 sq ft (190.4 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.**
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Demise:

Ground Floor 2,050 sq ft (190.4 sq m)

First Floor 1,148 sq ft (106.7 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) - £35,000.

Date Prepared:

July 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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