



100% Rates Relief Available\* due to Covid-19

# TO LET

RANGE OF UNITS FROM

294 – 10,729 sq.ft  
(27 – 997 sq.m)

- Multi-level shopping centre
- Free onsite customer parking
- Suitable for a range of uses (subject to planning)

# CONCOURSE



Skelmersdale, WN8 6LN

[www.theconcourseshoppingcentre.co.uk](http://www.theconcourseshoppingcentre.co.uk)



Iceland



PEACOCKS

Card Factory



wilko



# Essentials

- Over 250,000 sq.ft multi-level shopping centre with planned leisure scheme located in the heart of Skelmersdale
- Range of retail units from 294 – 10,729 sq.ft (27 – 997 sq.m)
- Internal and external realm improvements to include linking leisure development to core retail area, including new flooring, lighting and redecoration providing a welcoming modern environment
- Free 764 space car park, onsite bus station and taxi rank
- Close to West Lancashire College with a campus in Skelmersdale has 3,500 students and 1,000 employees



Catchment of over 250,000



# concourse



Skelmersdale, WN8 6LN

## Rent

The property is elected for VAT. See separate schedule for rent details. This unit participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant. Interested parties are to make their own enquiries with the local authority. West Lancashire Borough Council 01695 577177.

## Rates relief

Rates Payable: £nil (Rating Year 2020/2021). The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.

Interested parties are advised to make their own enquiries with the local authority.

## Planning

The units are suitable for a variety of uses including, Retail, Food, Leisure, Financial Services. (Subject to planning).

## Legal costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## Energy performance

Further information available upon request.



















Onsite  
bus  
station  
and taxi  
rank

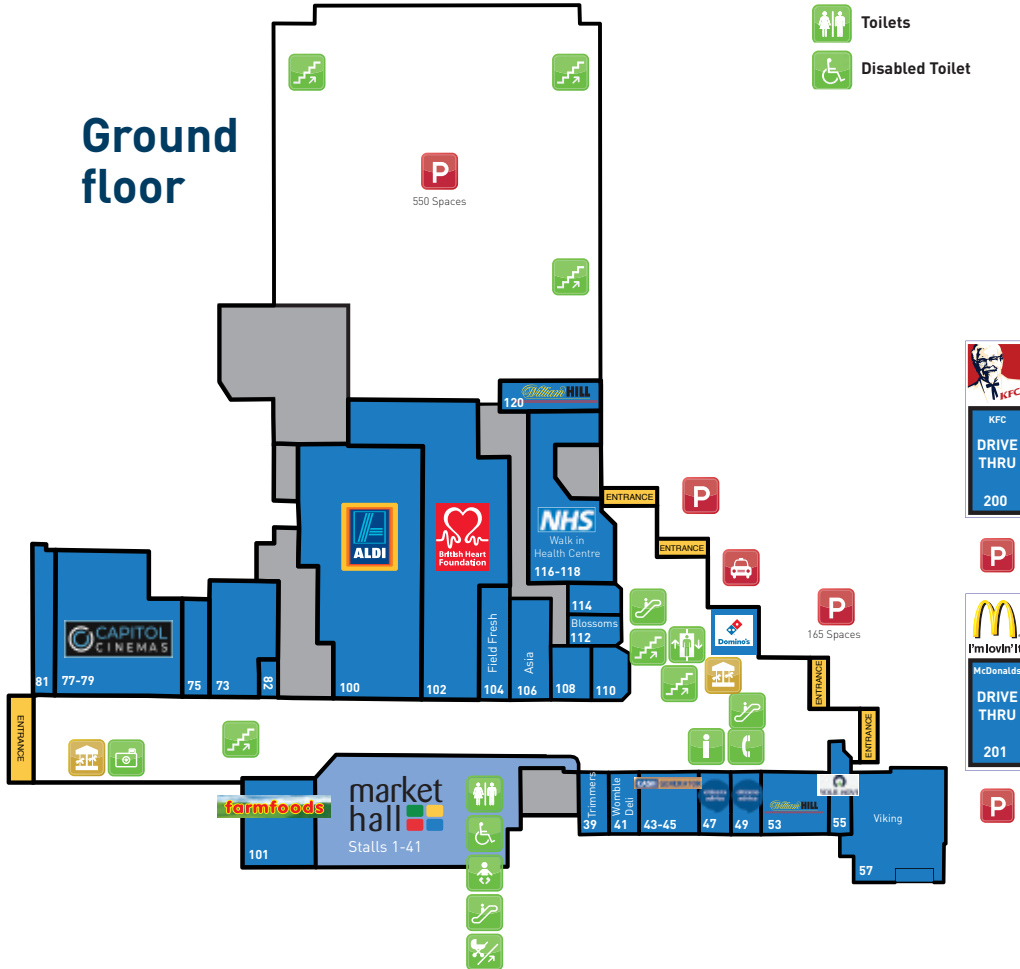


## Site Plans

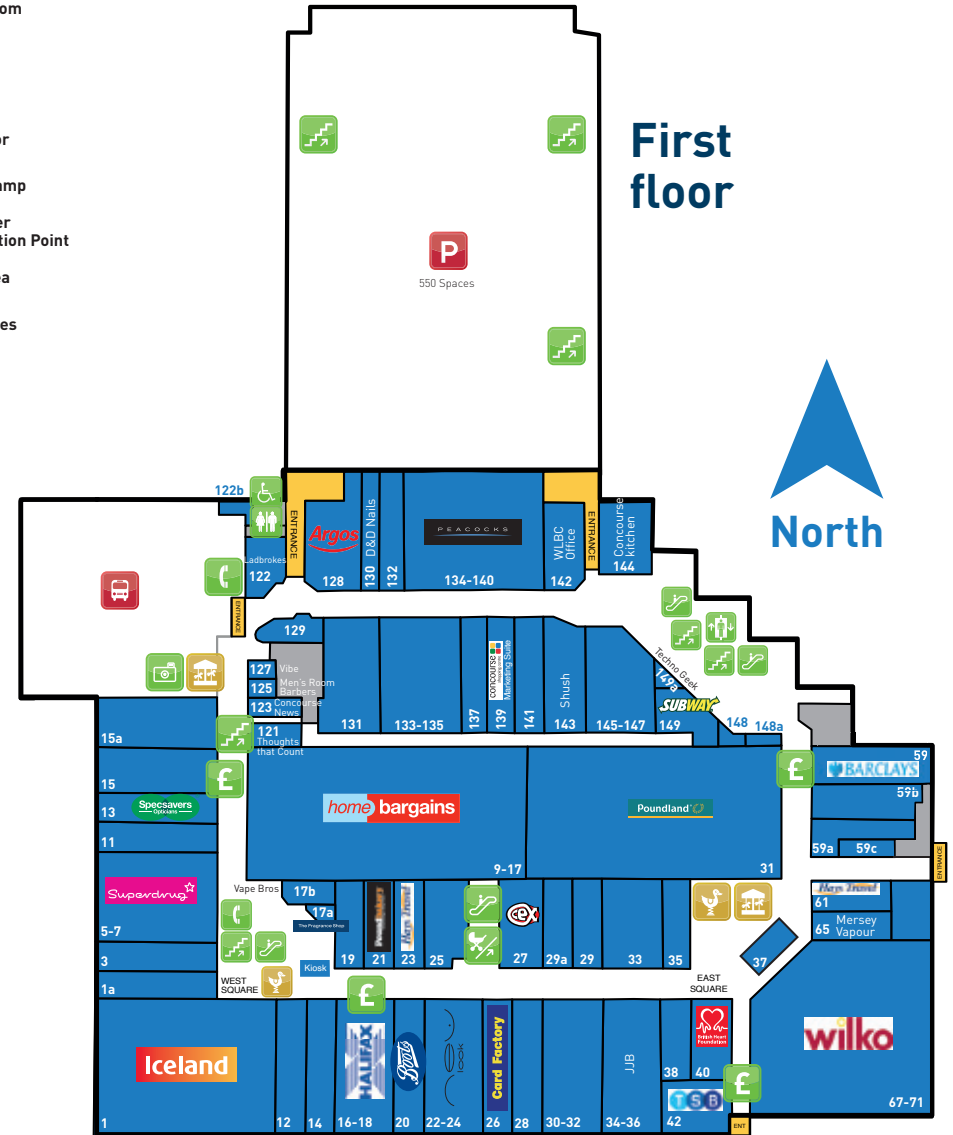
### Key

-  Taxi Rank
-  Bus Station
-  Free Car Parking up to 5 hours
-  Photo Booth
-  Pay Phone
-  Cash Dispenser
-  Toilets
-  Disabled Toilet
-  Parent & Baby Room
-  Lift
-  Stairs
-  Escalator
-  Pram Ramp
-  Customer Information Point
-  Play Area
-  Kids Rides

### Ground floor



### First floor



# All Enquiries



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[www.theconcourseshoppingcentre.co.uk](http://www.theconcourseshoppingcentre.co.uk)  
[www.ConcourseVision.co.uk](http://www.ConcourseVision.co.uk)



## Location

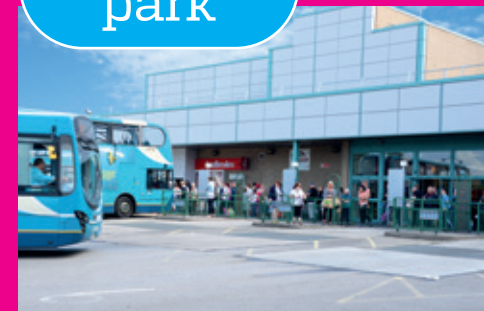
- Postcode for sat nav: WN8 6LN
- Situated in the heart of West Lancashire
- Two minute drive from Junction 4 M58
- Great transport links between Liverpool and Manchester

**FREE**  
764  
space car  
park

## Catchment

	5 minutes	10 minutes	15 minutes
Population	32,881	61,352	250,204
Households	14,087	26,314	105,403

- West Lancashire College with a campus in Skelmersdale has 3,500 students and 1,000 employees



### MISREPRESENTATION ACT 1967

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### SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.

\*Potential occupiers to make own enquiries to clarify accuracy of data.