

To Let - **Under Offer**



Birchwood

8 Benson Road, Birchwood Shopping Centre, WA3 7PG

1,672 sq ft / 155 sq m
Rent on Application

Location & Description:

- Birchwood Shopping Centre is located 5 miles east of Warrington and 16 miles west of Manchester.
 - Birchwood Shopping Centre comprises 400,000 sq.ft. of retail space with 50 units and 1,600 car parking spaces.
 - The scheme is anchored by a 109,000 sq.ft. Asda Supermarket.
 - Other national retailers include Home Bargains, Argos, Sports Direct and Peacocks.
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Demise:

Ground Floor 1,672 sq ft 155 sq m

Rent:

Available upon application.

Lease:

New effectively full repairing lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £14,550.

EPC:

Energy Performance Rating Assessment – D.

Legal and professional fees:

Each party to bear their own legal costs.

Rating Assessment:

Rateable Value (April 2023) – £19,000.

Date Prepared:

March 2024.

Contact Us:**Grant Owens**

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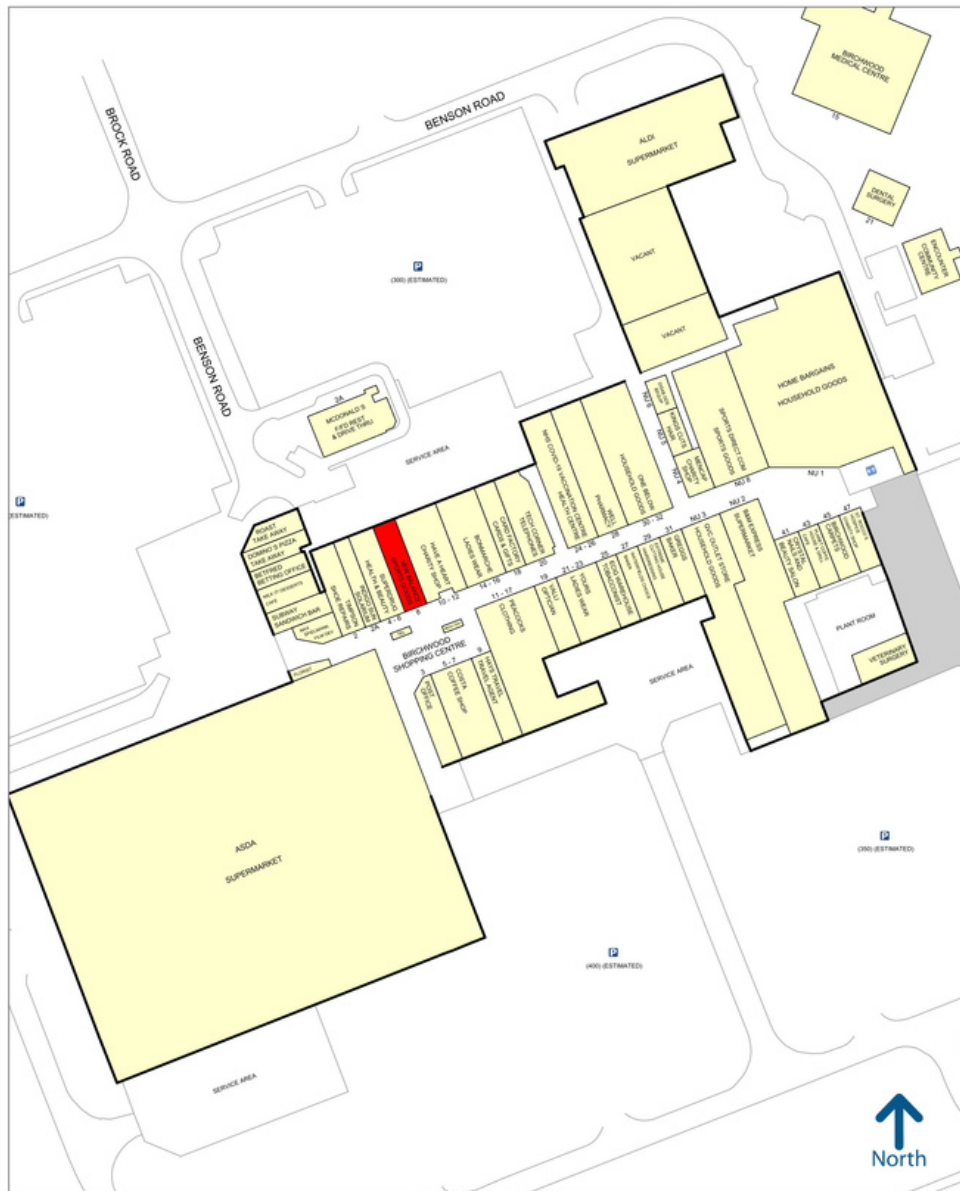
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Warrington - Birchwood Shopping Centre



50 metres

Experian Goad Plan Created: 11/03/2024
Created By: Barker Proudlove Ltd



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