

To Let



Birchwood

24 Benson Road, Birchwood Shopping Centre, WA3 7PG

3,552 sq ft / 330 sq m

Rent on Application

Subject to Vacant Possession

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 including Home Bargains, New Balance, Argos, Sports Direct and Peacocks.**
-

Demise:

Ground Floor 3,552 sq ft 330 sq m

Rent:

Available upon request.

Lease:

Subject to vacant possession, new effectively full repairing lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £30,613.

EPC:

Energy Performance Asset Rating - C.

Legal and professional fees:

Each party to bear their own legal costs.

Rating Assessment:

Rateable Value (April 2023) - £42,000.

Date Prepared:

March 2024

Contact Us:

Grant Owens

07808 646576

grant@barkerproudlove.co.uk

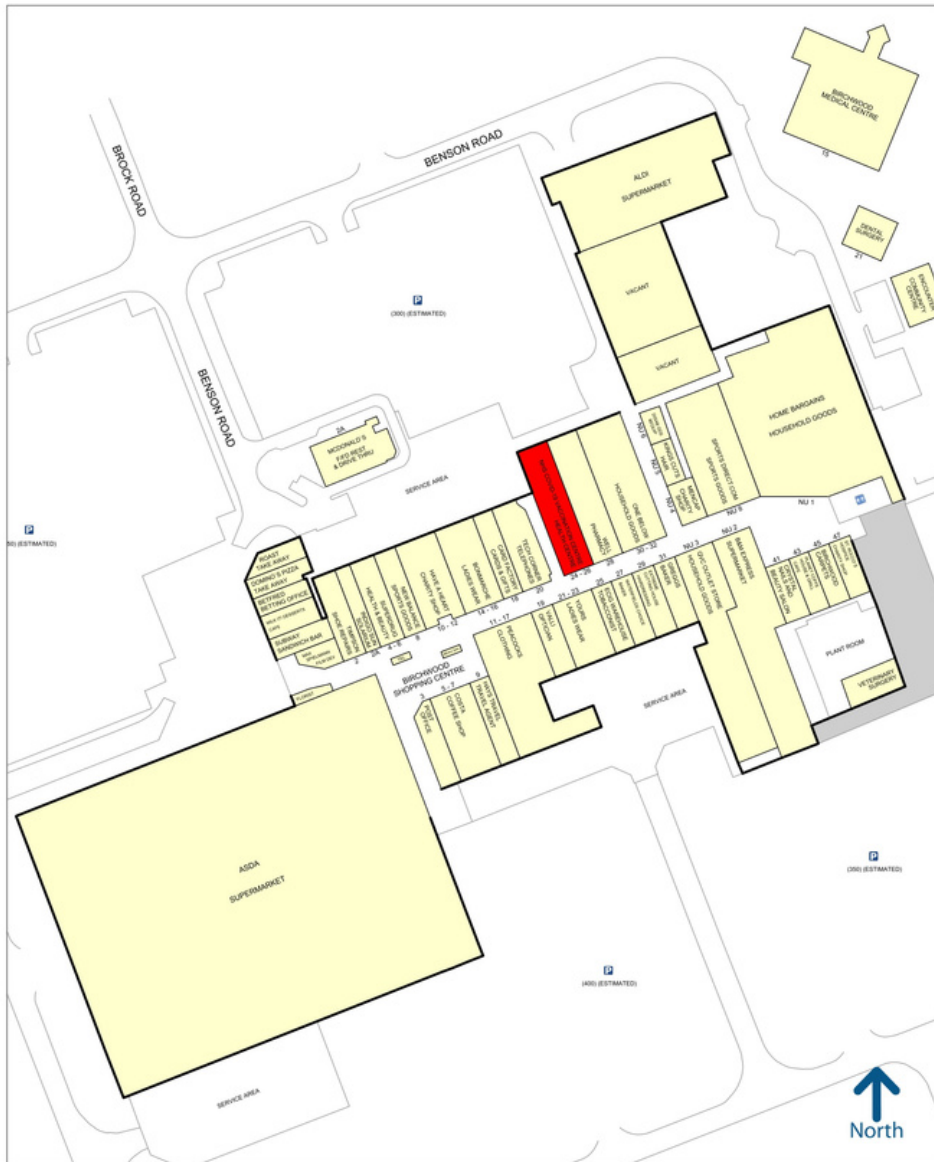
Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



Warrington - Birchwood Shopping Centre



50 metres

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



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | sales@uk.experian.com

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.