

# To Let



## Coalville

Unit 31, Belvoir Shopping Centre, LE67 3XA

Ground Floor: 2,325 sq ft (216 sq m)

Rent on Application

Subject to Vacant Possession

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**Location & Description:**

- **Belvoir Shopping Centre situated at the heart of Coalville in North West Leicestershire and is the dominant shopping centre in the town.**
- **Home to a number of occupiers including Iceland, Specsavers, Costa, Pure Gym and a number of independent brands.**
- **The unit is situated with nearby operators such as Superdrug and Pure Gym.**

**Demise:**

Ground Floor 2,325 sq ft (216 sq m)

First Floor 2,425 sq ft (225.3 sq m)

**Rent:**

Available upon request.

**Lease:**

A new FRI lease for a term of years to be agreed.

Subject to vacant possession.

**Service Charge:**

On-account service charge for the current year stands at approximately £12,871.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £45,250.

Interested parties are advised to confirm this information with the Local Rating Authority.

**Date Prepared:**

January 2025

**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: Kiera McLaughlin**

07591 835776

kiera@barkerproudlove.co.uk

**Nik McCarthy**

07960 960207

nikm@barkerproudlove.co.uk

