

Leeds Office: 0113 388 4848

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

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