

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

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 2026) – £52,500.

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

Date Prepared:

Updated October 2026

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:

Nik McCarthy

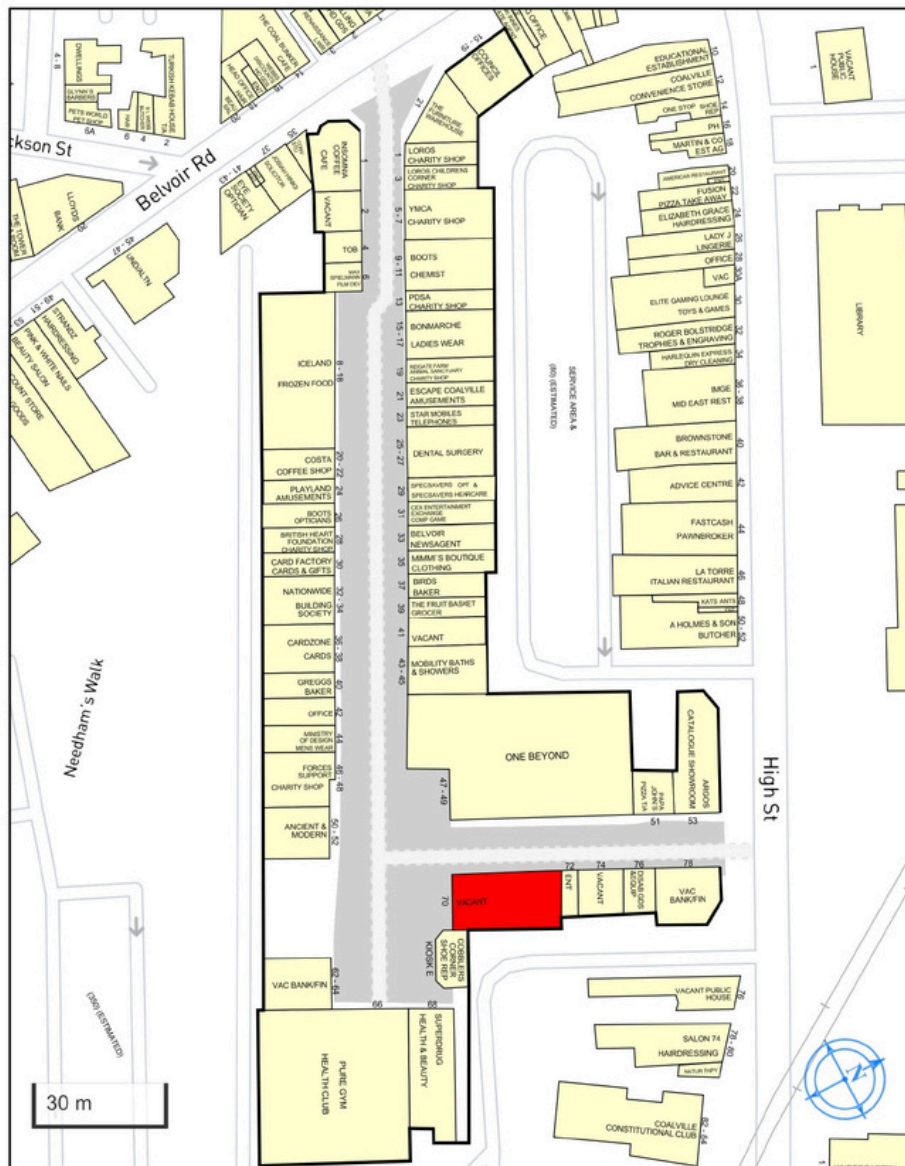
07960 960207

nikm@barkerproudlove.co.uk



Coalville (Unit 31 Goad)

Modified: 12-Oct-26 12:24:31 / Surveyed: 10-Mar-25



Copyright and confidentiality © 2025
Experian. All rights reserved.
© Crown Copyright and database
rights 2025 AC0000807366

Experian Goad Plan Created: 12/10/2026
For more information on our products and services:
www.experian.co.uk/business-products/goad |
salesG@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.