

Leeds Office: 0113 388 4848

# To Let



# Coalville

Unit A (46/48 New Broadway), Belvoir Shopping Centre, LE67 3XA

Ground Floor: 1,555 sq ft (144.5 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 1,555 sq ft (144.5 sq m) First Floor 940 sq ft (87.3 sq m)

#### Rent:

Available upon request.

#### Lease:

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

### **Service Charge:**

On-account service charge for the current year stands at approximately £6,272.

#### EPC:

Available upon request.

## **Legal and Professional Fees:**

Each party to bear their own costs.

## **Rating Assessment:**

Rateable Value (April 2023) - £37,750. 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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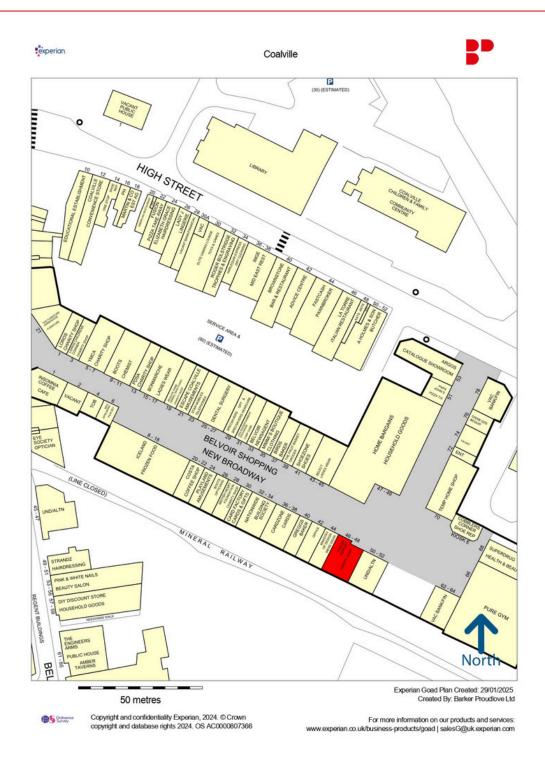
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