

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

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.

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