

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 30/32 Concourse Shopping Centre, Skelmersdale WN8 6LB



Rent: £39,000 PA

Ground Floor Area

3,800 Sq ft / 353 Sq M

LET

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

The Concourse Shopping Centre is a multilevel shopping and leisure scheme located in the heart of Skelmersdale. Many national retailers are already represented within the scheme including Boots, Superdrug, Wilkinsons, Home Bargains, Argos and Iceland. The property is located on the first floor of the shopping centre on the prime mall. Retailers trading nearby include Boots, Wilko and Card Factory.

Accommodation:

The premises comprise the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor	3,800	353.03
Ancillary	2,498	232.07

Rent:

£39,000 per annum exclusive.

Tenure:

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed with 5 yearly rent reviews.

Business Rates:

The premises currently has a rateable value of £52,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £34,467.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

June 2020

Subject to Contract

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