

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 29a Concourse Shopping Centre, Skelmersdale WN8 6LB

**Rent: £17,500 PA****Ground Floor Area**

505 Sq ft / 47 Sq M

**TO
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove**

Jon Lovelady

Mob: 07717 661389

Email: jon@barkerproudlove.co.uk**Mason Partners**

Lee Quinn

Tel: 0151 225 0117

Email: leequinn@masonpartners.com

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 New Look, Boots, Superdrug, Wilko, Home Bargains, Argos and Iceland. Retailers close by include New Look, Boots, Halifax, Card Factory, Vodafone, Greggs and the Carphone Warehouse.

Accommodation:

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

Demise:	Sq Ft	Sq M
Ground Floor Sales	505	46.9
Ground Floor Ancillary	325	30.2

Rent:

£17,500 per annum exclusive.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £15,000. 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.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £7,027.

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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