Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 114 Concourse Shopping Centre, Skelmersdale WN8 6LB



LET

Rent: **On application**

Ground Floor Area
811 Sq ft / 75 Sq M

Viewing Strictly through the joint letting agents.

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Mason Partners
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Location:
The Concourse Shopping Centre is a multi-level shopping and leisure scheme located in the heart of Skelmersdale.

Many national retailers are already represented within the scheme including Wilko, Home Bargains, New Look, Boots, Superdrug, Argos and Iceland.

The subject premises is situated on the lower mall where nearby retailers include Aldi, Farmfoods, British Heart Foundation, Cash Generator and William Hill.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	811	75.34

Rent:
We are seeking a rent of £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 £13,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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 is to be confirmed.

EPC:
Energy Performance Asset Rating - TBC

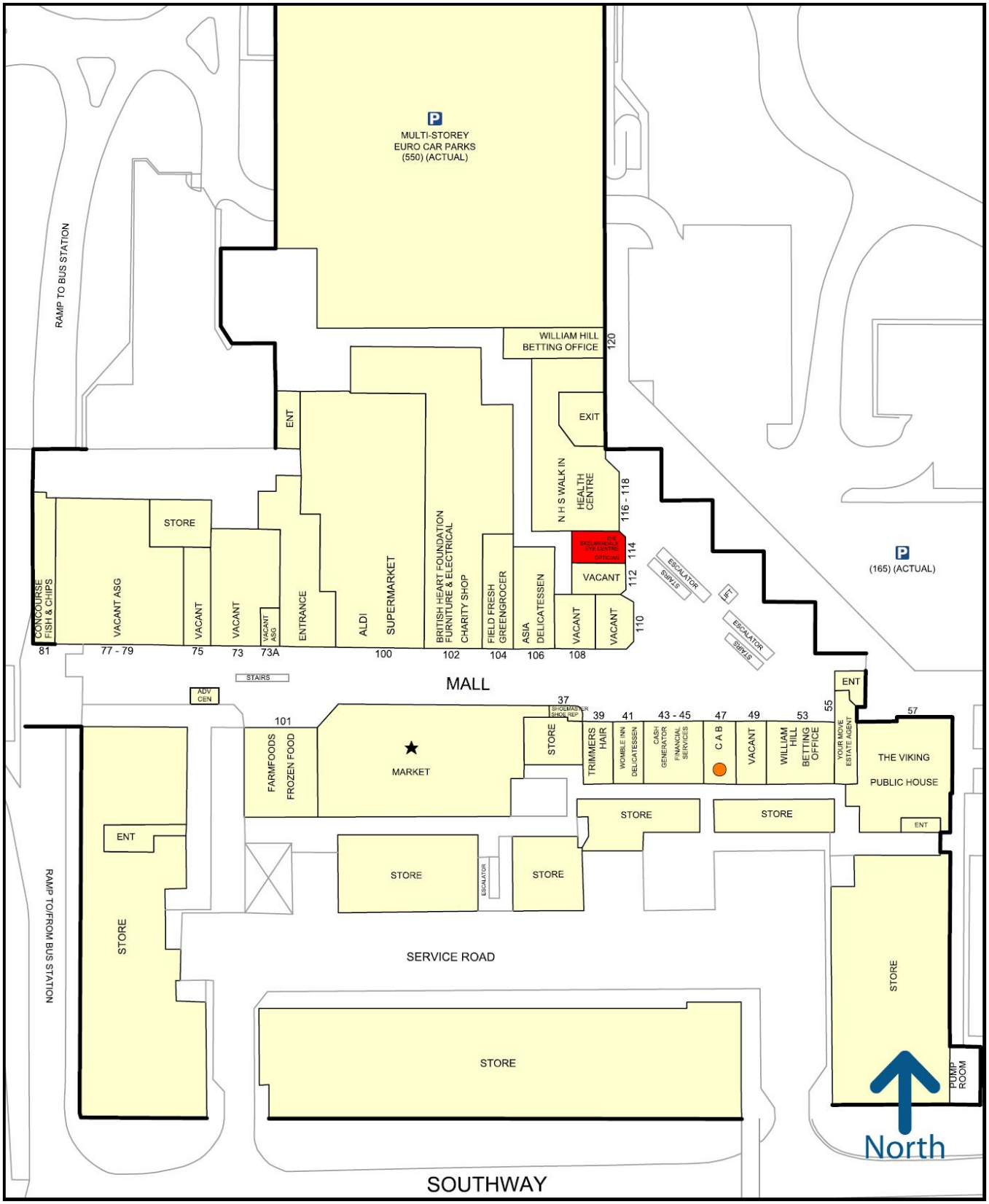
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
September 2020

Subject to Contract

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. September 2020


MULTI-STOREY
EURO CAR PARKS
(550) (ACTUAL)
RAMP TO BUS STATION
WILLIAM HILL
BETTING OFFICE
120
ENT
EXIT
N H S WALK IN
HEALTH
CENTRE
116 - 118
114
112
110
VACANT
STORE
CONCOURSE
FISH & CHIPS
VACANT ASG
VACANT
VACANT
VACANT ASG
ENTRANCE
ALDI
SUPERMARKET
BRITISH HEART FOUNDATION
FURNITURE & ELECTRICAL
CHARITY SHOP
FIELD FRESH
GREENGROCER
ASIA
DELICATESSEN
VACANT
VACANT
81
77 - 79
75
73
73A
100
102
104
106
108
ESCALATOR
STAIRS
LIFT
ESCALATOR
(165) (ACTUAL)
MALL
ADV
CEN
101
37
39
41
43 - 45
47
49
53
55
57
ENT
FARMFOODS
FROZEN FOOD
MARKET
STORE
TRIMMERS
HAIR
WOMBLE INN
DELICATESSEN
CASH
GENERATOR
FINANCIAL
SERVICES
C A B
VACANT
WILLIAM
HILL
BETTING
OFFICE
YOUR MOVE
ESTATE AGENT
THE VIKING
PUBLIC HOUSE
ENT
STORE
STORE
ENT
STORE
STORE
ESCALATOR
RAMP TO/FROM BUS STATION
STORE
SERVICE ROAD
STORE
STORE
PUMP
ROOM
North
SOUTHWAY