

SHOPPING CENTRE PROPERTY / CLASS E

10-12 Benson Road Birchwood Shopping Centre, Birchwood WA3 7PG



**Rent: On application**

**Ground Floor Area**

3,212 Sq ft / 298 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**SUBJECT TO VACANT POSSESSION****Location:**

Birchwood Shopping Centre is located 5 miles east of Warrington and 16 miles west of Manchester.

Birchwood Shopping Centre comprises 400,000 sq ft of retail space with 50 units and 1,600 car parking spaces. The scheme is anchored by a 109,000 sq ft Asda Supermarket, with other national retailers including Home Bargains, New Balance, Argos, Sports Direct and Peacocks.

**Accommodation:**

The unit provides the following approximate areas:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3212	298.40

**Rent:**

Upon application.

**Tenure:**

Subject to vacant possession, the unit is available by way of a new effectively full repairing lease for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £39,000.

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

The on-account service charge for the year 2023 stands at £29,448.

**EPC:**

Energy Performance Asset Rating - D

**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:**

May 2023

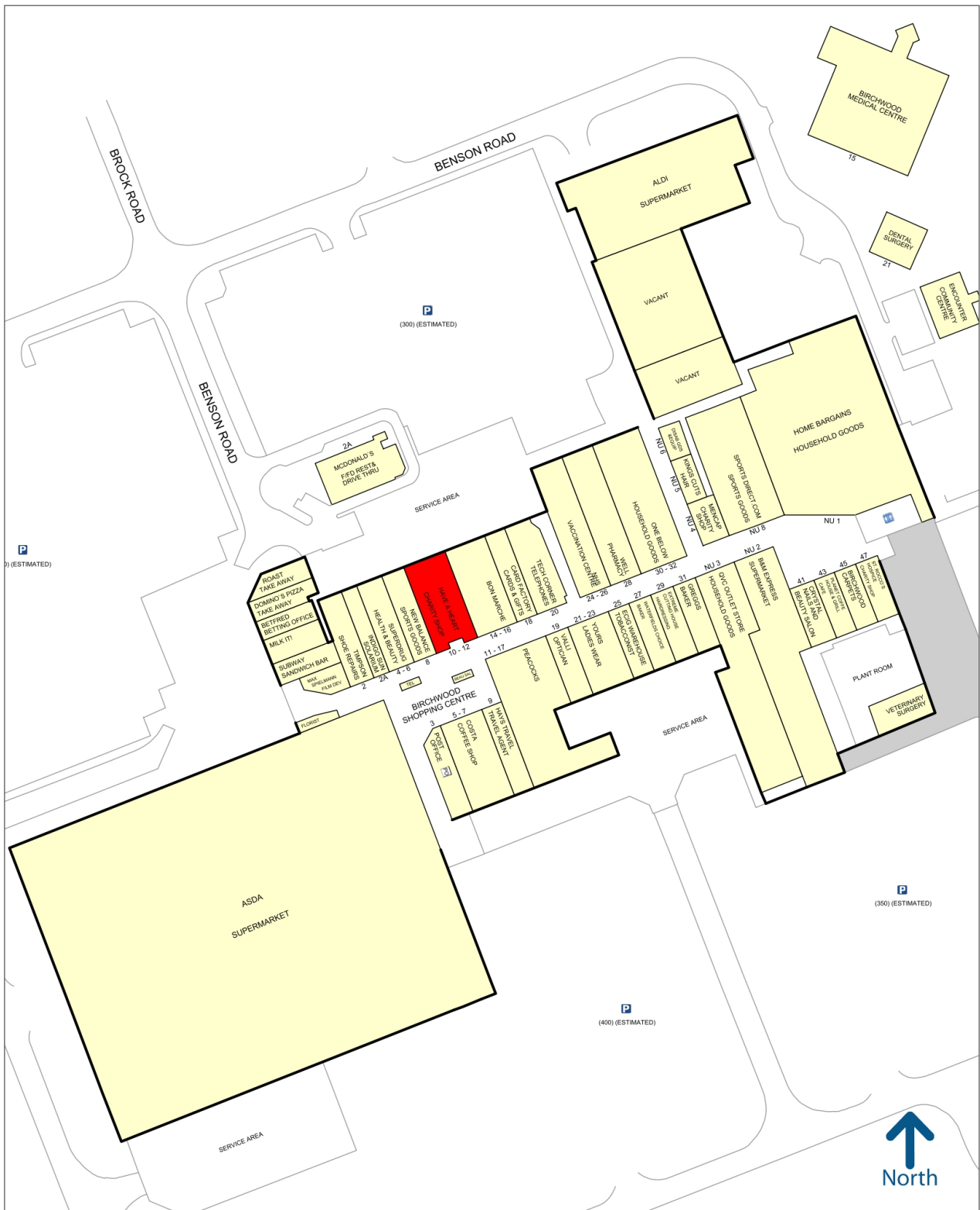
Subject to Contract

Without Prejudice

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Warrington - Birchwood Shopping Centre



50 metres

Experian Goad Plan Created: 26/09/2023

Created By: Barker Proudlove Ltd

