



SHOPPING CENTRE PROPERTY / CLASS E

10-12 Benson Road Birchwood Shopping Centre, Warrington 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**

**Grant Owens**

**Mob: 07808 646576**

**Email: [grant@barkerproudlove.co.uk](mailto:grant@barkerproudlove.co.uk)**

**Gary Crompton**

**Mob: 07554 402314**

**Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**

## **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 £49,750.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

### **Service Charge:**

The on-account service charge for the year 2020 stands at approximately £22,829.

### **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

Without Prejudice

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

