



SHOPPING CENTRE PROPERTY / CLASS E

20 Benson Road Birchwood Shopping Centre, Warrington WA3 7PG



Rent: On application

Ground Floor Area

2,131 Sq ft / 198 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:-

Demise:	Sq Ft	Sq M
Ground Floor Sales	2131	197.98

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 £33,250.

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 £14,797.

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

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