

SHOPPING CENTRE PROPERTY / CLASS E

Unit A1 Birchwood Shopping Centre, Birchwood WA3 7PG

**LET****Rent: On application****Ground Floor Area**

989 Sq ft / 92 Sq M

Viewing Strictly through the sole letting agent.**Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Grant Owens****Mob:** 07808 646576**Email:** grant@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:-

Demise:	Sq Ft	Sq M
Ground Floor Sales	989	91.88

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 £26,000.

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 at approximately £4,481.

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

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