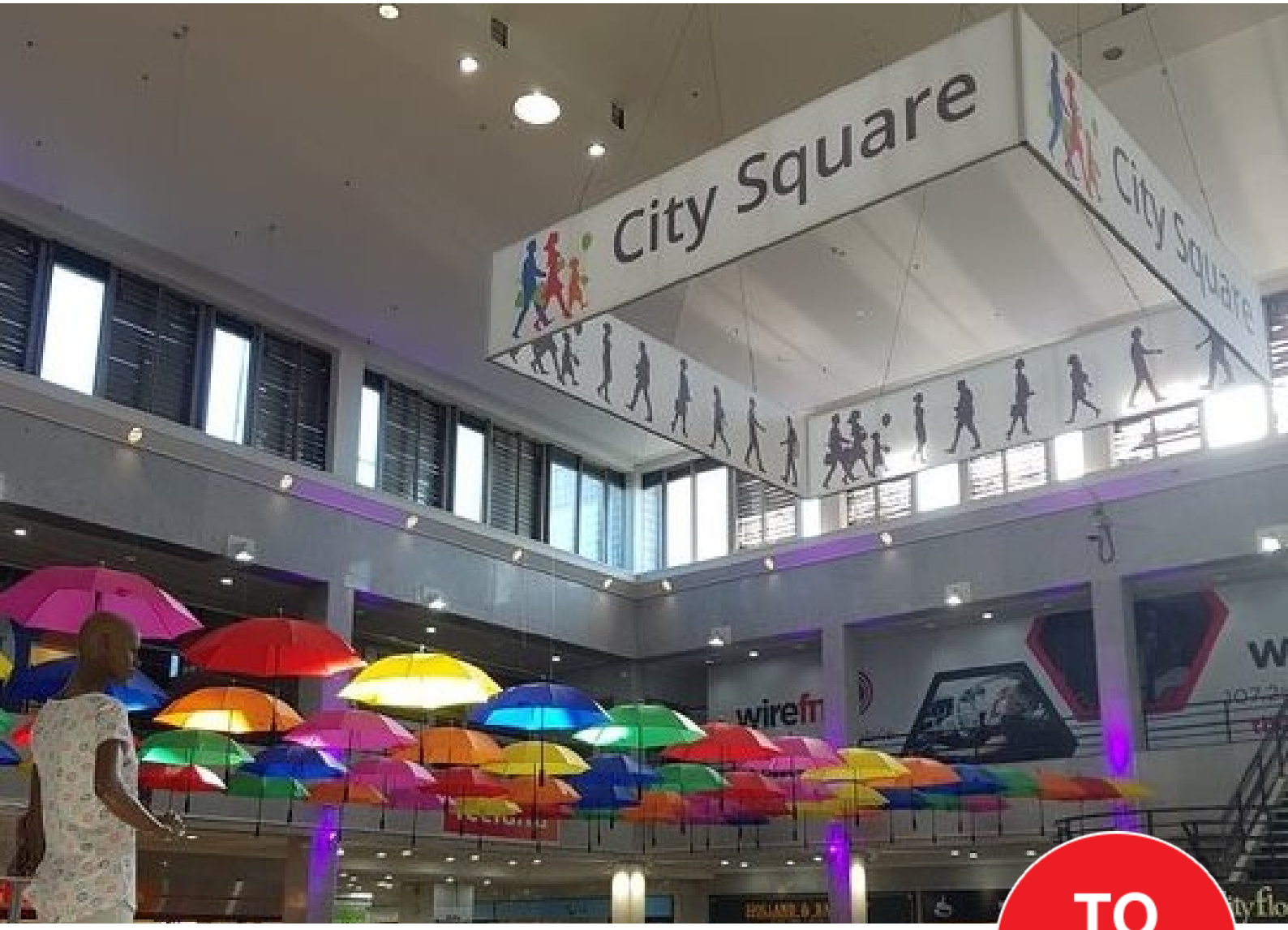
Barker Proudlove

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

SHOPPING CENTRE PROPERTY / CLASS A1

78 Town Square Runcorn Shopping City, Runcorn



TO LET

Rent: **On application**

Ground Floor Area
466 Sq ft / 43 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens
Mob: 07808 646576
Email: grant@barkerproudlove.co.uk

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Mob: 07554 402314
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Location:
Runcorn is located within the borough of Halton in the county of Cheshire, approximately 15 miles south east of Liverpool, 30 miles south west of Manchester. Shopping City comprises the town's principle retail offer in the heart of Runcorn and benefits from several free multi-storey car parks, providing over 2,000 free car parking spaces.

The centre is anchored by The Range, Wilko, Boots and Argos.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	466	43.29
Basement Mezzanine	501	46.54
Basement	749	69.58

Rent:
Upon application.

Tenure:
The unit is 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 £17,000.

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 £2,321.

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:
October 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. October 2020


TO LET
ORCHARD WALK
SAVERS HEALTH & BEAUTY
UNDER ALTERATION
FARMFOODS FROZEN FOOD
HAIR ROOMZ HAIRDRESSING
HALIFAX BANK
SANTANDER BANK
VICKYS CARDS
GREGGS BAKER
VODAFONE TELEPHONES
EE TELEPHONES
CARD FACTORY CARDS & GIFTS
TO BE COFFEE HOUSE
CEX ENTERTAINMENT EXCHANGE COMPUTER GAMES
SHOE ZONE SHOES
CASHINO AMUSEMENTS
LADBROKES BETTING OFFICE
WILKO VARIETY STORE
POUNDLAND DISCOUNT STORE
TO BE TRADE QUARTER
JD SPORTS GOODS (2 RETAIL FLOORS)
UNDER ALTERATION
PEACOCKS CLOTHING
ICELAND FROZEN FOOD
FJS BRITISH RESTAURANT
TOWN SQUARE
FOREST WALK
STAIRS
SEATING
CITY FLORIST
HAYS TRAVEL
SELECT LADIES WEAR
HOLLAND & BARRETT HEALTH FOOD
UNDER OFFER
YOURS LADIES WEAR
BOOTS CHEMIST
NEW LOOK LADIES & MENS WEAR
SUPERDRUG HEALTH & BEAUTY
THE RANGE VARIETY STORE
BRIDGE WALK
THE BOX HOUSEHOLD GOODS
SPECSAVERS OPTICIAN & SPECSAVERS HEARCARE
TERRY'S BOUTIQUE CLOTHING
SAVERS
BAKER & CAFE
BETFRED BETTING OFFICE
BLUSH
ENT
SUBWAY SANDWICH BAR
BEING REDEVELOPED
COSTA COFFEE SHOP
HANDY JACKS HARDWARE
MULLENS OPTICIAN
HAVE A HEART
NATIONWIDE BUILDING SOCIETY
LADIES & MENS WEAR
ACT R
PREPPED 2 GO TAKE AWAY
HALTON CREDIT UNION
FINANCIAL SERVICES
ASKO JEWELLER
RIVER WALK
GO LOCAL CONV STO & PO
VACANT
VACANT
HALTON SHOPMOBILITY DIAL-A-RIDE
UNDER ALTERATION
H&T PAWNBROKER
REEL TIME AMUSEMENTS
BLUE 6
RIVER PARKING MULTI-STOREY (550) (ESTIMATED)
JOBCENTRE PLUS & OVER
VACANT
UNIT L
BUS WAY (OVER)
North