

**SHOPPING CENTRE PROPERTY / CLASS E**

Unit 38/39 Belle Vale Shopping Centre, Belle Vale L25 2RF

**Rent: On application****Ground Floor Area****3,356 Sq ft / 312 Sq M****TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)****Jon Lovelady****Mob: 07717 661389****Email: [jon@barkerproudlove.co.uk](mailto:jon@barkerproudlove.co.uk)**

**Location:**

Belle Vale Shopping Centre is located 6 miles southeast of Liverpool city centre. The Centre has undergone a significant internal and external refurbishment and extension.

The Centre boasts an on site Morrisons supermarket and one of the largest indoor Children's Play Areas in the North West. The centre is covered and has ample free car-parking and excellent bus and road links.

National retailers within the centre include B&M Bargains, Iceland, Home Bargains, Boots, New Look, EE, Superdrug, Greggs, Card Factory, Poundland and Farmfoods.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	3,356	311.8
First Floor	1,331	123.7

**Rent:**

Upon application.

**Tenure:**

The unit is offered on a new effectively full repairing and insuring lease for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £42,500.

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 current year stands at approximately £35,905.76.

**EPC:**

Energy Performance Asset Rating - Available on request

**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:**

November 2020

Subject to Contract

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