



SHOPPING CENTRE PROPERTY / CLASS E

Unit 38/39 Belle Vale Shopping Centre, Liverpool 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

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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 Wilko, B&M Bargains, Iceland, Home Bargains, Boots, New Look, EE, Superdrug, Greggs, Card Factory, Poundland and Farmfoods.

Demise:	Sq Ft	Sq M
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 £53,500.

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 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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