

SHOPPING CENTRE PROPERTY / CLASS E

Unit 42/43 Belle Vale Shopping Centre, Belle Vale L25 2RF



**Rent: On application**

**Ground Floor Area**

3,529 Sq ft / 328 Sq M

**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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	3,529	327.9
First Floor	642	59.6

**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 £51,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that 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 current year stands at approximately £34,711.52.

**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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