

SHOPPING CENTRE PROPERTY / CLASS E

Unit 11-12 Belle Vale Shopping Centre, Belle Vale L25 2RF



Rent: On application
Ground Floor Area
1,231 Sq ft / 114 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 B&M Bargains, Iceland, Home Bargains, Boots, New Look, EE, Superdrug, Greggs, Card Factory, Poundland and Farmfoods.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,231	114.36

Rent:

On 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 £14,000. 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

Service Charge:

The on-account service charge for the year 2022 stands at approximately £9,510.

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:

January 2022

Subject to Contract

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Liverpool - Belle Vale

