

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 3-5 Orchard Walk Runcorn Shopping City, Runcorn



barkerproudlove
retail property consultants

Rent: £75,000 PA

Area

4,411 Sq ft / 410 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens

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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 | 4411 | 409.8 |
| Basement | 1345 | 124.95 |

Rent:

Upon application

Tenure:

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £27,000.

For further details visit Gov.uk or contact the business rates department in 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 £26,778.

EPC:

Energy Performance Asset Rating - D

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:

February 2020

Subject to Contract

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