Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

39 Orchard Walk Runcorn Shopping City, Runcorn

barkerproudlove
retail property consultants

Rent: **£45,000 PA**

Area
4,090 Sq ft / 380 Sq M

TO LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Grant Owens
Mob: 07808 646576
Email: grant@barkerproudlove.co.uk

Gary Crompton
Mob: 07554 402314
Email: gary@barkerproudlove.co.uk

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	4090	379.97
Basement Mezzanine	967	89.84
Basement	2662	247.31

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 £31,250.

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 £29,458.

EPC:
Energy Performance Asset Rating - C

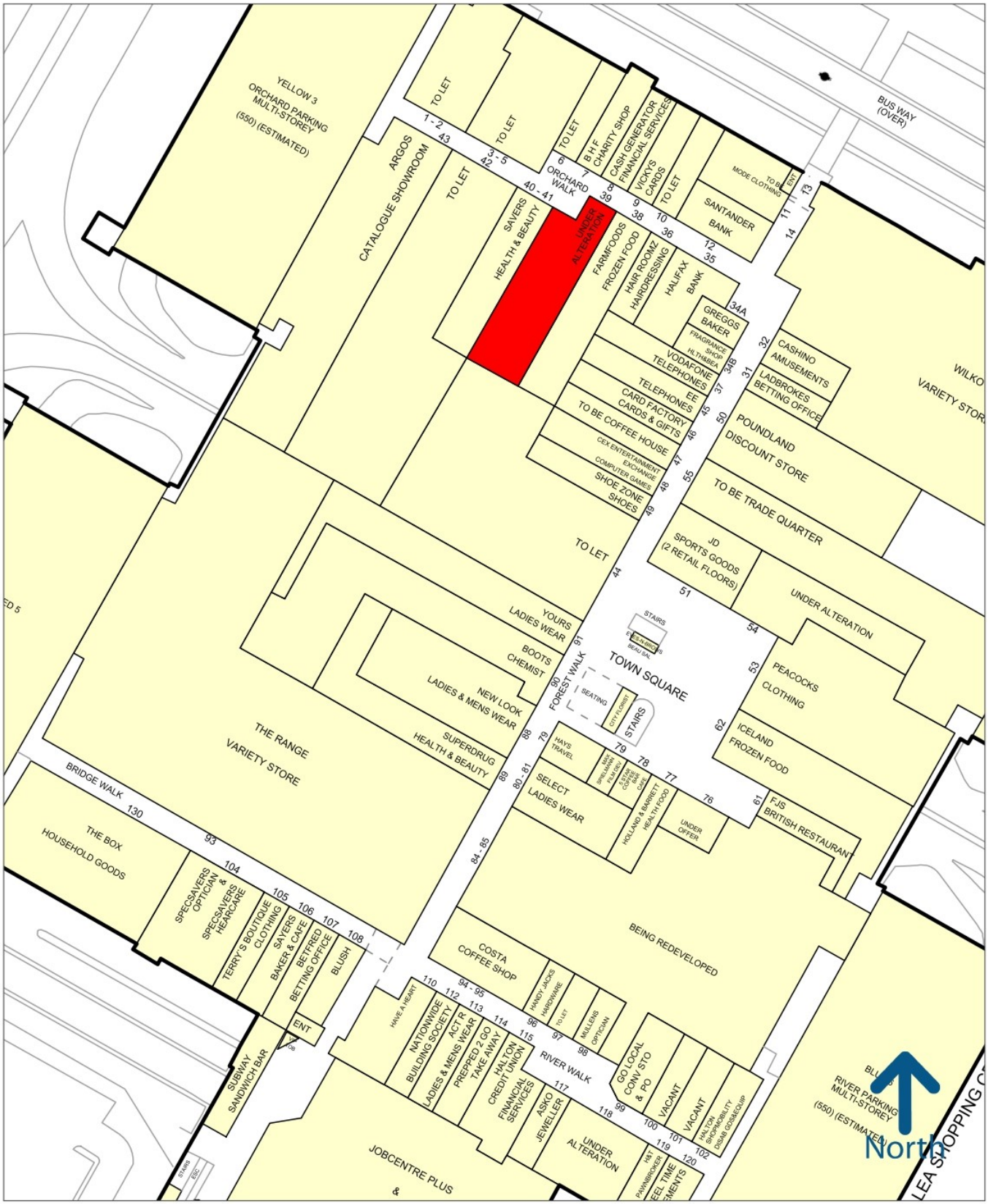
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:
February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020


YELLOW 3
ORCHARD PARKING
MULTI-STOREY
(550) (ESTIMATED)
BUS WAY
(OVER)
TO LET
TO LET
TO LET
B H F
CHARITY SHOP
CASH GENERATOR
FINANCIAL SERVICES
VICKYS
CARDS
TO LET
ARGOS
CATALOGUE SHOWROOM
TO LET
ORCHARD
WALK
SAVERS
HEALTH & BEAUTY
UNDER
ALTERATION
FARMFOODS
FROZEN FOOD
HAIR ROOMZ
HAIRDRESSING
HALIFAX
BANK
SANTANDER
BANK
GREGGS
BAKER
FRAGRANCE
SHOP
VODAFONE
TELEPHONES
TELEPHONES
EE
CARD FACTORY
CARDS & GIFTS
TO BE COFFEE HOUSE
CEX ENTERTAINMENT
EXCHANGE
COMPUTER GAMES
SHOE ZONE
SHOES
CASHINO
AMUSEMENTS
LADBROKES
BETTING OFFICE
POUNDLAND
DISCOUNT STORE
TO BE TRADE QUARTER
JD
SPORTS GOODS
(2 RETAIL FLOORS)
UNDER ALTERATION
TO LET
YOURS
LADIES WEAR
BOOTS
CHEMIST
NEW LOOK
LADIES & MENS WEAR
SUPERDRUG
HEALTH & BEAUTY
THE RANGE
VARIETY STORE
TOWN SQUARE
SEATING
STAIRS
FOREST WALK
PEACOCKS
CLOTHING
ICELAND
FROZEN FOOD
HAYS
TRAVEL
SELECT
LADIES WEAR
HOLLAND & BARRETT
HEALTH FOOD
UNDER
OFFER
FJS
BRITISH RESTAURANT
BRIDGE WALK
THE BOX
HOUSEHOLD GOODS
SPECSAVERS
OPTICIAN
SPECSAVERS
HEARCARE
TERRY'S BOUTIQUE
CLOTHING
SAYERS
BAKER & CAFE
BETFRED
BETTING OFFICE
BLUSH
ENT
COSTA
COFFEE SHOP
BEING REDEVELOPED
HANDY JACKS
HARDWARE
TO LET
MULLENS
OPTICIAN
NATIONWIDE
BUILDING SOCIETY
ACT R
LADIES & MENS WEAR
PREPPED 2 GO
TAKE AWAY
HALTON
CREDIT UNION
FINANCIAL
SERVICES
ASKO
JEWELLER
RIVER WALK
GO LOCAL
CONV STO
& PO
VACANT
VACANT
HALTON
SHOPMOBILITY
DISAB GOODS&EQUIP
UNDER
ALTERATION
SUBWAY
SANDWICH BAR
JOBCENTRE PLUS
&
RIVER PARKING
MULTI-STOREY
(550) (ESTIMATED)
North