

## SHOPPING CENTRE PROPERTY / CLASS A1

3 Jubilee Place Winsford Cross Shopping Centre, Winsford

**Rent: £45,000 PA****Area**

4,245 Sq ft / 394 Sq M

**TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****James Moss****Mob:** 07977 278229**Email:** [jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)**Tom Prescott****Mob:** 07841 168163**Email:** [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

**Location:**

Winsford is a town in Cheshire, south of Northwich and west of Middlewich with an estimated population in 2017 of 103,300.

Winsford Cross Shopping Centre is the only shopping centre in the town with key tenants represented in the centre including Wilko, New Look, Boots, Argos, Greggs, Dorothy Perkins and Specsavers.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	4,245	394.4
First Floor	1,747	162.3

**Rent:**

We are seeking a rental of £45,000 per annum exclusive

**Tenure:**

The premises are available on the basis of a new effectively full repairing and insuring lease, for a term to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £60,000.

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 current year stands at approximately £14,293 per annum.

**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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