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

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 28 Concourse Shopping Centre, Skelmersdale WN8 6LB



TO LET

Rent: **£25,000 PA**

Ground Floor Area
1,445 Sq ft / 134 Sq M

Viewing Strictly through the joint letting agents.

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Mason Partners
Lee Quinn
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Location:
The Concourse Shopping Centre is a multi-level shopping and leisure scheme located in the heart of Skelmersdale.

Many national retailers are already represented within the scheme including Wilko, Home Bargains, New Look, Boots, Superdrug, Argos and Iceland.

Retailers close by include New Look, Boots, Halifax, Card Factory, Greggs and the Carphone Warehouse.

Accommodation:
The premises comprise the following approximate net internal floor areas:-

Demise:	**Sq Ft**	**Sq M**
Ground Floor	1,445	134.2
Basement Ancillary	1,045	97.1

Rent:
£25,000 per annum exclusive.

Tenure:
The premises are available by way 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 £24,500.

For further details visit Gov.uk or contact the business rates department in 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.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

EPC:
Energy Performance Asset Rating - D

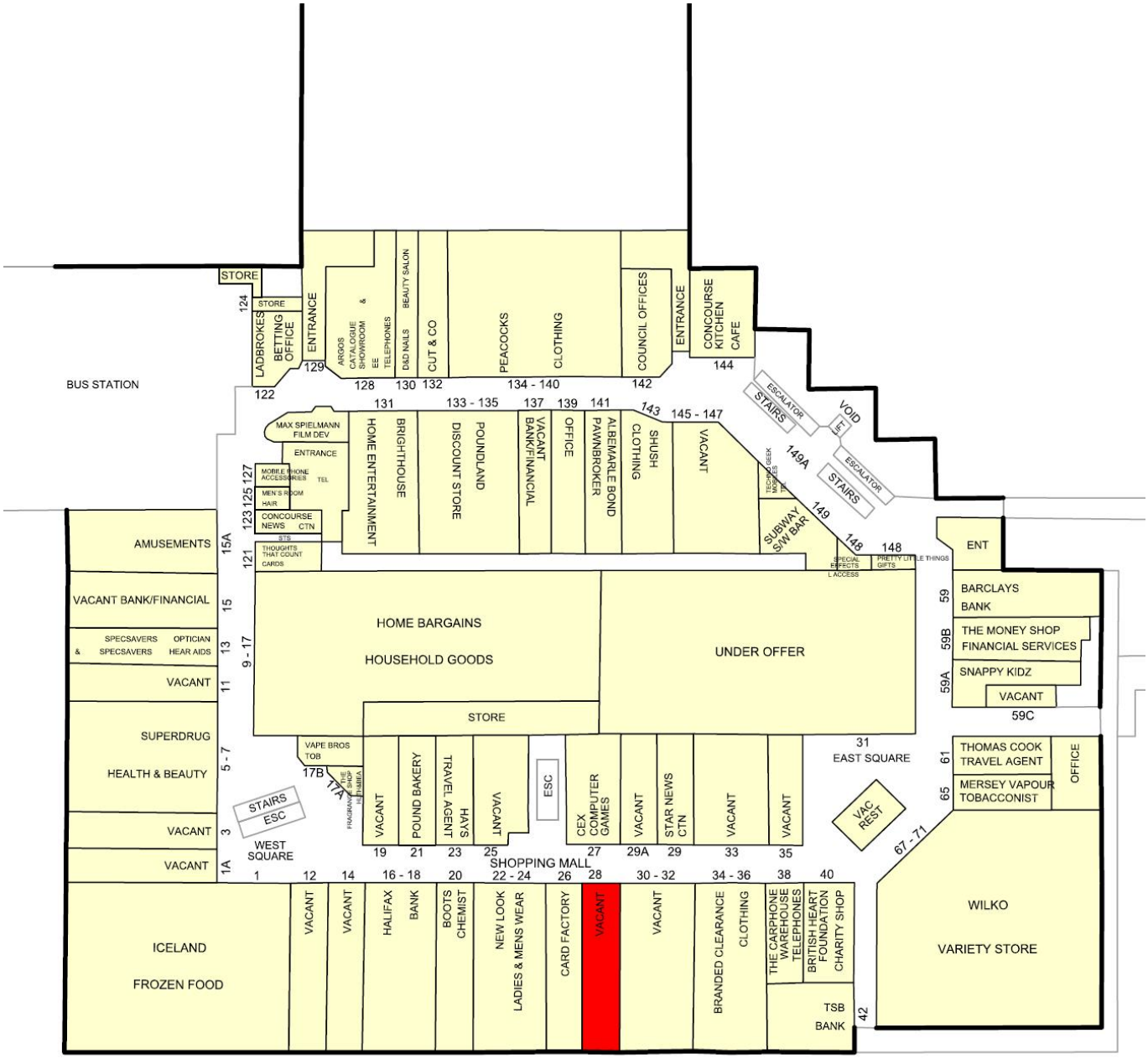
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
February 2020

Subject to Contract

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BUS STATION
STORE
LADBROKES BETTING OFFICE
ENTRANCE
ARGOS CATALOGUE SHOWROOM & EE TELEPHONES
BEAUTY SALON
D&D NAILS
CUT & CO
PEACOCKS
CLOTHING
COUNCIL OFFICES
ENTRANCE
CONCOURSE KITCHEN CAFE
ESCALATOR
STAIRS
VOID
LIFT
MAX SPIELMANN FILM DEV
ENTRANCE
MOBILE PHONE ACCESSORIES
MEN'S ROOM
HAIR
CONCOURSE NEWS CTN
HOME ENTERTAINMENT
BRIGHTHOUSE
DISCOUNT STORE
POUNDLAND
VACANT BANK/FINANCIAL
OFFICE
ALBEMARLE BOND PAWNBROKER
CLOTHING
SHOES
VACANT
SUBWAY S/W BAR
AMUSEMENTS
VACANT BANK/FINANCIAL
SPECSAVERS & SPECSAVERS OPTICIAN HEAR AIDS
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SUPERDRUG HEALTH & BEAUTY
VACANT
VACANT
HOME BARGAINS HOUSEHOLD GOODS
STORE
UNDER OFFER
VAPE BROS TOB
STAIRS ESC
WEST SQUARE
VACANT
POUND BAKERY
TRAVEL AGENT
HAIR
VACANT
ESC
CEX COMPUTER GAMES
VACANT
STAR NEWS CTN
VACANT
VACANT
SHOPPING MALL
31 EAST SQUARE
VAC REST
ENT
BARCLAYS BANK
THE MONEY SHOP FINANCIAL SERVICES
SNAPPY KIDZ
VACANT
THOMAS COOK TRAVEL AGENT
MERSEY VAPOUR TOBACCONIST
OFFICE
WILKO VARIETY STORE
ICELAND FROZEN FOOD
VACANT
VACANT
HALIFAX BANK
BOOTS CHEMIST
NEW LOOK LADIES & MENS WEAR
CARD FACTORY
VACANT
VACANT
BRANDED CLEARANCE CLOTHING
THE CARPHONE WAREHOUSE TELEPHONES
BRITISH HEART FOUNDATION CHARITY SHOP
TSB BANK
North