

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 25 Concourse Shopping Centre, Skelmersdale WN8 6LB



**Rent: £25,000 PA**

**Ground Floor Area**

1,520 Sq ft / 141 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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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.

The subject premises occupies a prime location within the scheme. Retailers close by include Boots, New Look, Halifax, Card Factory, CEX and Greggs.

**Accommodation:**

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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,520	141.2
Basement Ancillary	845	78.5

**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 £34,250.

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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