
Units 8-12 | Belvoir Shopping Centre
Coalville | Leicestershire | LE67 3XA

Shopping Centre Retail Unit

247.31m² (2,662ft²)



- Prime position within the centre
- Ground floor sales of 2,662ft²
- First floor stores of 1,502ft²
- Nearby Retailers include Boots, Costa Coffee, New Look and Carphone Warehouse

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To Let



Location

Coalville is located 4 miles south of Ashby de la Zouch and 8 miles west of Loughborough.

The premises are located in a prominent trading location within the busy Belvoir Shopping Centre.

The premises are situated adjacent to Marie Curie and Max Spielmann. Other nearby occupiers include New Look, Costa, Boots and Bon Marche.

Accommodation

We understand that the accommodation comprises the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	247.31	2,662
First Floor	139.54	1,502
Total	386.85	4,164

(This information is given for guidance purposes only)

Lease

The premises are offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a rent of:

£69,000 per annum exclusive



Planning

The property benefits from planning consent for:

A1 (Shops)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Derby City Council Planning Department on 01332 293111)

Service Charge

The current service charge for the premises is estimated at:

£6,179.76 plus VAT per annum

Business Rates

We are verbally advised by North West Leicestershire District Council Business Rates Department that the premises are assessed as follows:

Rateable Value £56,500

The current UBR is 48.2p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

EPC

The EPC Rating of the premises currently falls within Category B (49). A copy of the EPC can be made available upon request.

SAT NAV: LE67 3XB



For further information or to arrange to view please contact:



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