

RETAIL UNIT - LEASE FOR SALE Coalville

25 New Broadway, The Belvoir Shopping Centre, Coalville, LE67 3XF



LOCATION

Coalville is a popular town located in North West Leicestershire. Supporting a catchment population of approximately 35,000 people, Coalville provides strong transportation links being equidistant from the M1 and A42 truck roads. The Belvoir Shopping Centre is a popular community scheme, and the retail heart of Coalville town centre. Anchored by **Wilko** and **Home Bargains**, popular retailers within the scheme include **Poundland**, **Sportsdirect.com** and **Burtons**.

SITUATION

The subject unit is situated within the prime pitch. Nearby retailers include Costa Coffee, Thomson Travel and Vodafone.

TERMS

The property is held under a lease expiring 25th November 2019, at a passing rent of £61,250 per annum exclusive. Offers are invited for the benefit of the existing leasehold interest.

LEGAL COSTS

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

EPC

An Energy Performance Certificate is available upon request.

Accommodation

Ground Floor Sales 315 sq m 3,391 sq ft

Business Rates and Service Charge

Rateable Value (2010) £TBC

Rateable Value (2017) £51,000

Uniform Business Rates (2018/19) (excusive of

2018/19) (excusive of 0.493 pence

water & sewerage)

Service Charge TBC

Interested parties are to verify with the Valuation Office Agency regarding Transitional Rates Relief.

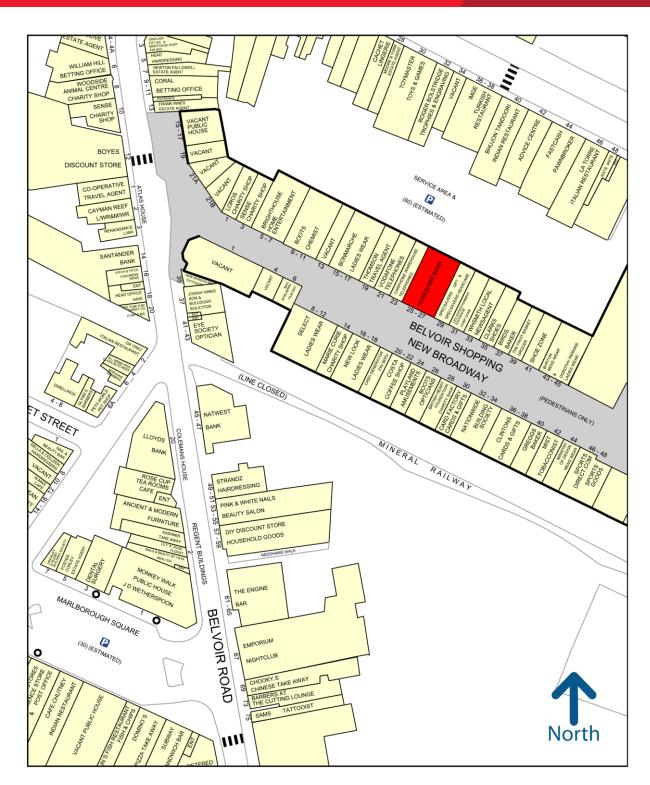
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