



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
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Business Rates and Service Charge

Rateable Value (2010)	£TBC
Rateable Value (2017)	£51,000
Uniform Business Rates (2018/19) (exclusive of water & sewerage)	0.493 pence
Service Charge	TBC

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

For more information, please contact:

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Coalville

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



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