

TO LET

**UNITS 62/65
BELVOIR SHOPPING CENTRE
COALVILLE
LE67 3PD**



LOCATION

The property is located in a prominent trading location on the Belvoir Road entrance to the shopping centre. Nearby occupiers include **Brighthouse**, **Boots** and **Bon Marche**.

ACCOMMODATION

The premises comprise of the following approximate areas and dimensions:

Ground Floor	371.60m ²	4,000 sq ft
First Floor	371.60m ²	4,000 sq ft

TENURE

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

RENTAL

Upon application.

RATEABLE VALUE

The combined space is yet to be assessed for rating purposes.

We advise all interested parties should verify the above information with the Local Rating Authority (03000 501 501).

EPC

The demise is yet to be created, however separate Energy Performance Certificates for the individual units can be made available upon request.

SERVICE CHARGE

Further information available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the sole retained agents.

Scott Robertson

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**All transactions are stated exclusive of VAT
Subject to Contract**

Date: April 2016

0121 454 4004



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