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**Units 15-17 | Belvoir Shopping Centre**  
Coalville | Leicestershire | LE67 3PD

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## **Prominent roadside premises at the entrance of the Belvoir Shopping Centre**

**130.6m<sup>2</sup> (1,405ft<sup>2</sup>)**



- **Prominent position fronting Belvoir Road and on the entrance to the Shopping Centre**
- **Ground floor sales of 1,405ft<sup>2</sup>**
- **Formerly occupied as a bar/restaurant with A3/A4 planning**
- **Nearby retailers include Boyes, Insomnia Coffee, Boots, New Look, Bon Marche, Select Ladieswear, amongst others**
- **Brand new shop front installed**

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**To Let**

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## Location

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

The Belvoir Shopping Centre is situated in the very heart of Coalville and is the main shopping area of the town featuring high street brands such as Burtons, Dorothy Perkins, New Look, Select, Bon Marche and Clarks. Alongside this there are complimentary leisure operators including Costa, Greggs and Insomnia Coffee.

The Centre is accessible with approximately 380 parking spaces situated nearby which are run by North West Leicestershire Council.

The population of Coalville is approximately 34,575 (2011 Census). Coalville is well located being on the A511 Trunk Road between Leicester and Burton upon Trent, nearby to Junction 22 of the M1 Motorway.

## Accommodation

We understand that the accommodation comprises the following approximate areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	130.6	1,405
First Floor	76.2	820
<b>Total</b>	<b>206.80</b>	<b>2,225</b>

(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:

**£40,000 per annum exclusive**



## Planning

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We understand that the property benefits from planning consent for:-

**A3 (Café & Restaurant)**  
**A4 (Drinking Establishment)**

but may be suitable for other uses subject to planning.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of North West Leicestershire District Council Planning Department).

## Service Charge

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The current service charge for the premises is estimated at:

**£2,908.12 plus VAT per annum**

## Business Rates

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

**Rateable Value £38,250**

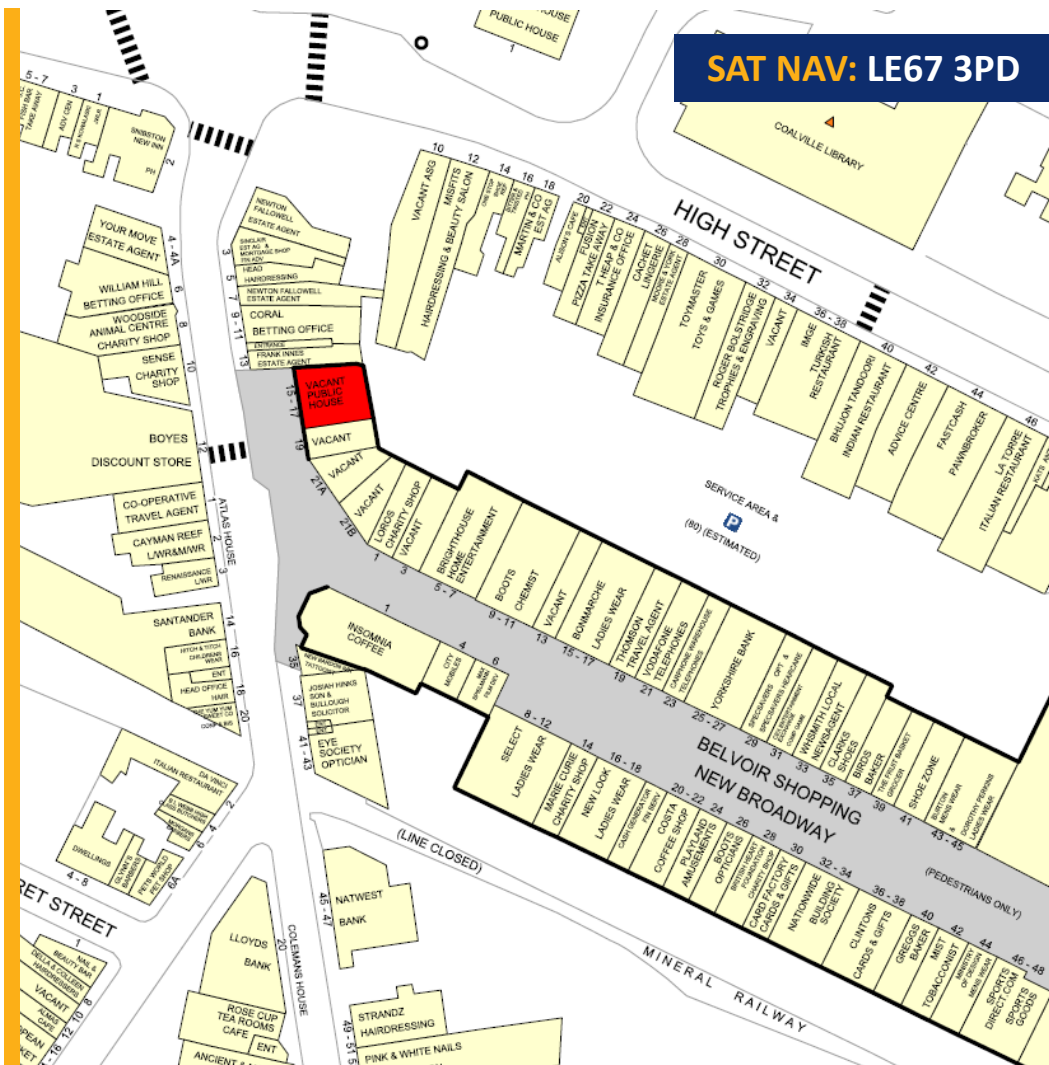
The current UBR is 46.6p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## Improvement Works

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The Centre has recently undergone improvement works which includes new prominent signage throughout. Furthermore this particular unit available has undergone refurbishment to include a brand new glass shop front.

**SAT NAV: LE67 3PD**



**For further information or to arrange to view please contact:**

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