

**RECENT DEALS**  
INSOMNIA COFFEE,  
CEX, WILKO & SUPERDRUG



# RETAIL AND LEISURE UNITS TO LET

PRIME SHOPPING CENTRE LOCATION IN THE HEART OF COALVILLE

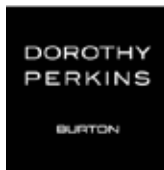


## IMPROVEMENT WORKS

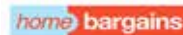
The centre has recently undergone improvement works which includes new prominent signage throughout the centre. Furthermore the units available fronting Belvoir Road which have prominent roadside frontage have undergone full refurbishment to include brand new glass shop fronts.

## RETAILERS

The centre is currently occupied by an excellent mix of quality national, regional and independent occupiers which include:



New lettings have recently been completed to CEX and Insomnia Coffee along with recent lease renewals of Wilko and Superdrug.





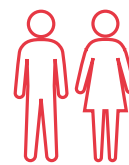
## LOCATION

Coalville is one of the principal towns in North West Leicestershire. Coalville itself has a population of approximately 34,575 people with a wider reach of 93,348 people in North West Leicestershire District Council.

Coalville is located 4 miles South of Ashby de la Zouch and 8 miles West of Loughborough. There are excellent transport links with it being on the A511 trunk road between Leicester and Burton upon Trent, nearby to Junction 22 of the M1 motorway.

The open air Belvoir Shopping Centre is situated in the very heart of Coalville and is the main shopping pitch of the town. The centre combines great high street, national brands as well as regional and independent retailers all in one place. The tenant mix includes the likes of; Superdrug, Bon Marche, Burton, Dorothy Perkins, Specsavers, Costa, Greggs and Insomnia Coffee.

There are approximately 380 parking spaces situated next door to shopping centre run by North West Leicestershire Council and provide free parking after 3pm.



COALVILLE HAS A  
POPULATION OF  
**34,575**



**30 MINS**  
FROM LEICESTER  
CITY CENTRE



**10 MINS**  
FROM J22 OF M1



**380 PARKING SPACES**  
FOR THE SHOPPING CENTRE  
WITH FREE PARKING AFTER 3PM





FOR MORE INFORMATION AND DETAILS OF THE UNITS AVAILABLE PLEASE CONTACT OUR AGENTS



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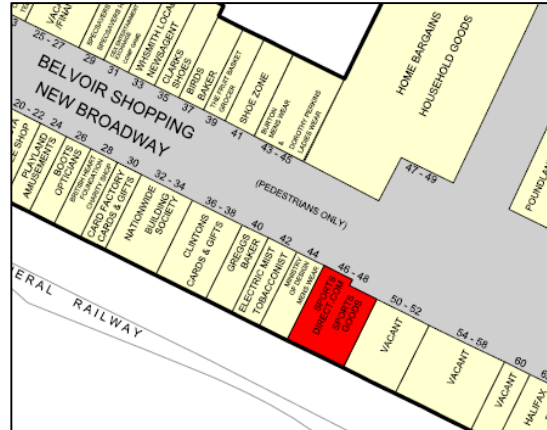
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# RETAIL AND LEISURE UNITS TO LET



Unit A		
Ground Floor Sales	157.94m <sup>2</sup>	1,700ft <sup>2</sup>
First Floor Stores	84.82m <sup>2</sup>	913ft <sup>2</sup>
Rent	£45,000 per annum exclusive	

## Lease

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

## 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 North West Leicestershire District Council Planning Department).

## Business Rates

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

**Rateable Value £37,750**

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## Plans

Plans of the individual units are available upon request.

## Service Charge

The current service charge for the premises is estimated at:-

**£4,492 plus VAT per annum**

## EPC

A copy of the EPC can be made available upon request.