



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**, the popular retailers within the scheme include **Poundland**, **Sportsdirect.com**, and **Burtons**.

SITUATION

The subject unit is situated within the prime pitch, adjacent to **Thomson Travel** and **Carphone Warehouse**.

TENURE

The property is held under a lease expiring 19th September 2019, at a passing rent of £25,250 per annum exclusive. Offers are invited for the benefit of the existing leasehold interest.

EPC

A copy of the energy performance certificate is available upon request.

Accommodation

Shop Width	5.23 m	17ft 2ins
Shop Depth	20.9 m	68ft 6ins
Ground Floor Sales	103.62 sq m	1,115 sq m
First Floor Ancillary	69.09 sq m	744 sq m

Business Rates and Service Charge

Rateable Value (2010)	£28,250
Rateable Value (2017)	£25,250
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	0.466 pence
Service Charge	£TBC

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

For more information, please contact:

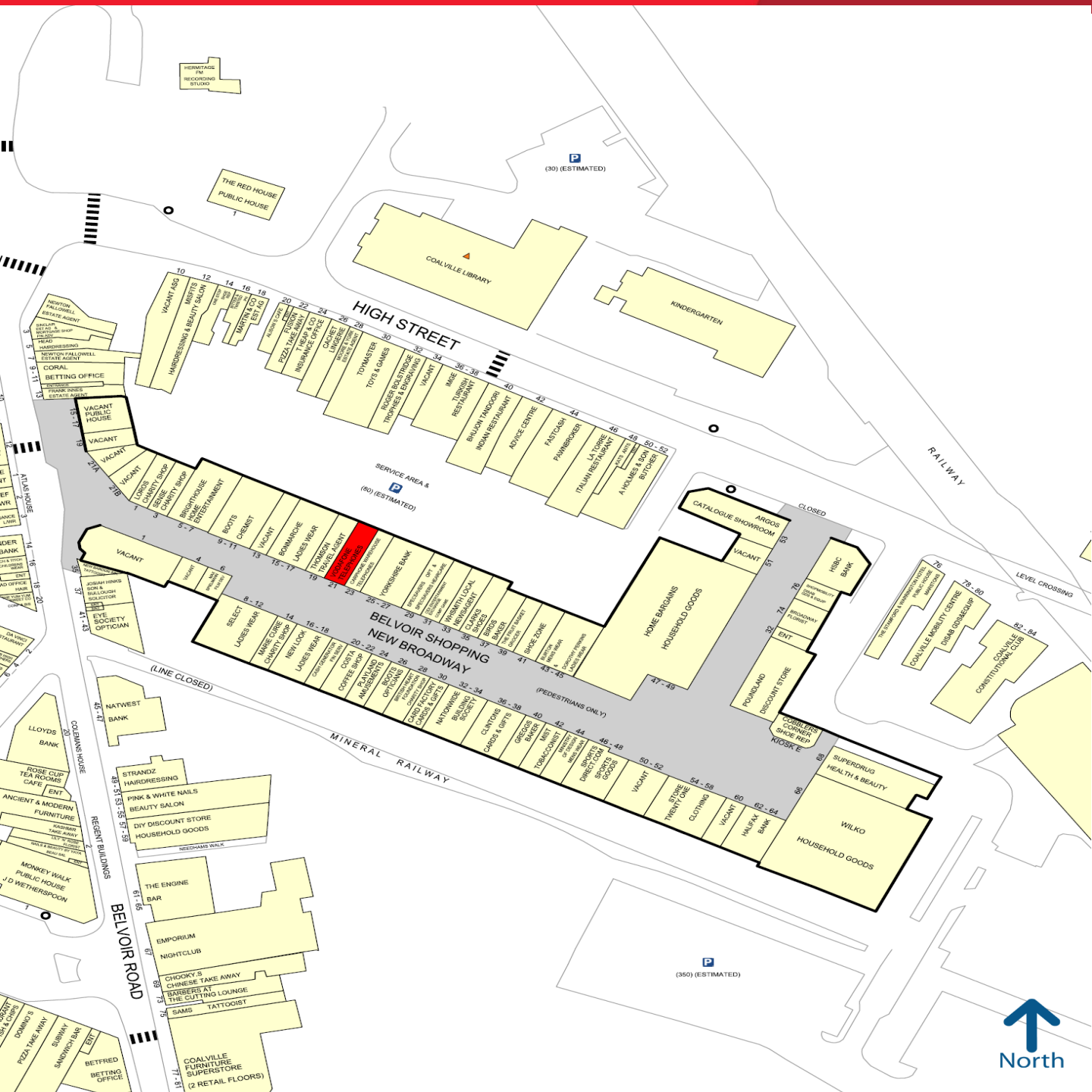
Doug Tweedie
0121 710 5745
doug.tweedie@cushwake.com



**CUSHMAN &
WAKEFIELD**

Coalville

Unit 21, Belvoir Shopping Centre - LE67 3XA



goad
Network
For more information on
our products and services:
www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2028 Experian Ltd All Rights Reserved
This product includes mapping data licensed from
Ordnance Survey © Crown Copyright 2008.
Licence number PU 10017316.
For full terms & copyright conditions visit
www.goadplans.co.uk

Legacy Cushman & Wakefield as sole agent

Cushman & Wakefield LLP ("C&W") gives notice to anyone who may read these particulars as follows:

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract.

2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order.

3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only.

4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

5. No person in the employment of C&W has any authority to make or give any representation or warranty whatsoever in relation to this property.

6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.

7. Unless otherwise stated, no investigations have been made by or on behalf of C&W regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.

8. As required (or similar alternative wording as appropriate):
8. Copyright and confidentiality Experian, 2015. © Crown copyright and Experian Copyright. All rights reserved. Licence Number PU 10017316