



BELVOIR SHOPPING CENTRE

Belvoir Shopping Centre, Coalville, LE67 3XA

LOCATIO

The Belvoir Shopping Centre is located in the expanding town of Coalville in the district of North West Leicestershire with a growing population of more than 35,000 people. The Belvoir Centre is located in the centre of the town with excellent road and transport links and easy access to the M42 and M1 Motorways. The Belvoir Shopping Centre offers a mix of quality high street, national and independent retailers to meet all your shopping needs.

The Belvoir Centre benefits from approximately 757 parking spaces.

Occupiers within the shopping centre include Costa, Iceland, Boots, Puregym, Greggs, Card Factory, Specsavers, Birds Bakery, Home Bargains, Nationwide Building Society, Papa Johns Pizza, CEX, The Fruit Basket and Argos.

The properties comprise of the following approximate internal floor areas:



300 - 30,000

Opportunities available on a leasehold basis for a term to be agreed.



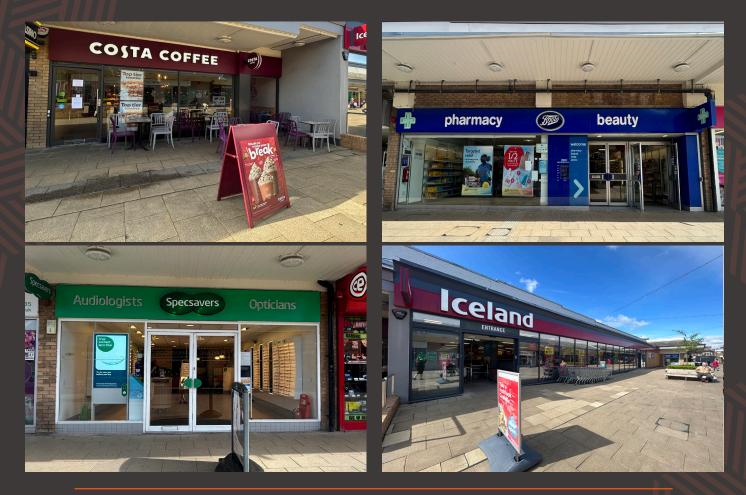
For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

Frankie Labbate 07930 406 727

Ben Tebbutt 07930 406 608

boxprop.co.uk 01157 844 777 office@boxprop.co.uk Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





BELVOIR SHOPPING CENTRE Belvoir Shopping Centre, Coalville, LE67 3XA

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority.

SERVICE CHAI

The service charge for the current financial year is available upon request.

The insurance charge for the current financial year is available upon request.

ENERGY PERFORMANCE CERTIFICATE

Availabe upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

PLANNING

We understand the properties benefit from planning consent for the following uses:

Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

All sums quoted exclusive of VAT if applicable.

Viewing is available by appointment with the sole agents.

For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

Frankie Labbate 07930 406 727

Ben Tebbutt 07930 406 608

boxprop.co.uk 01157 844 777 office@boxprop.co.uk Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





BELVOIR SHOPPING CENTRE

Belvoir Shopping Centre, Coalville, LE67 3XA



Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give any terson in their or warrantly whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

boxprop.co.uk 01157 844 777 office@boxprop.co.uk Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT