



TO LET : RETAIL UNIT Unit 18 Belvoir Shopping Centre, Coalville, LE67 3XA

I OCATION

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.

Nearby occupiers 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 property provides an open plan retail unit with a fully glazed shop front in the main shopping pitch of Coalville. The Belvoir Centre benefits from approximately 757 parking space.

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft	
Ground Floor Sales	77.57	835	
First Floor Sales	46.91	505	
Total	124.48	1,340	

Subject to vacant possession, the property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

£POA

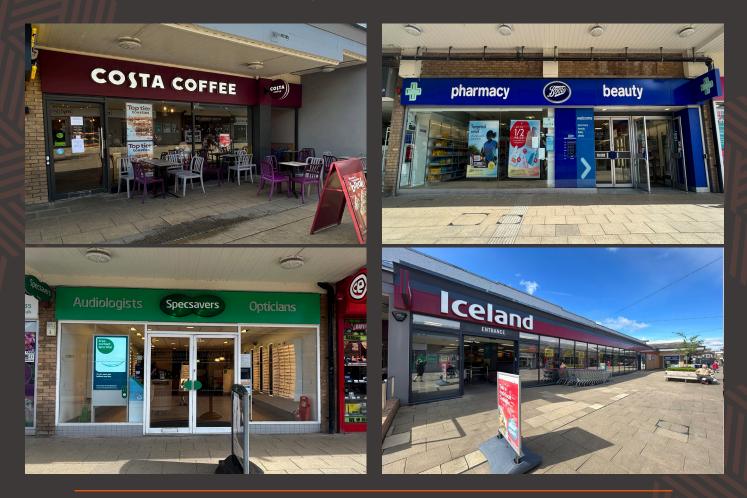
For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

Frankie Labbate 07930 406 727

Ben Tebbutt 07930 406 608

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BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023) £10,440 UBR (2023/2024) 49.9p Rates Payable (2023/2024) £5,210*

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

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

Availabe upon request.

PLANNING

We understand the property benefits 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).

LEGAL COSTS

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

All sums quoted exclusive of VAT if applicable.

VIEWING

Viewing is available by appointment with the sole agents.

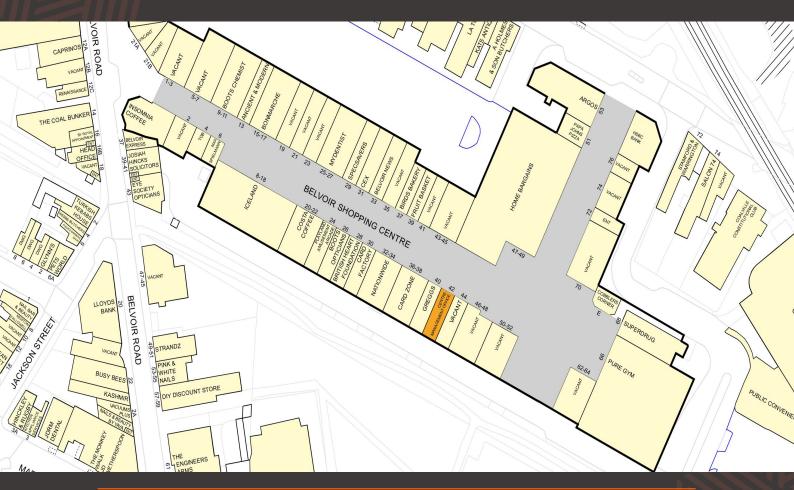
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IMPORTANT NOTIC

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