



## TO LET : RETAIL UNIT

Unit 31 Belvoir Shopping Centre, Coalville, LE67 3XA

### LOCATION

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**.

### SITUATION

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.

### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	250.37	2,695
First Floor Sales	225.20	2,424
<b>Total</b>	<b>475.57</b>	<b>5,120</b>

### TENURE

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.

### RENT £POA

For further information or to arrange a viewing please contact **BOX Property**

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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) £28,840  
 UBR (2023/2024) 51.2p  
 Rates Payable (2023/2024) £14,766\*

### SERVICE CHARGE

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

### INSURANCE

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

### ENERGY PERFORMANCE CERTIFICATE

Available 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.

### VAT

All sums quoted exclusive of VAT if applicable.

### VIEWING

Viewing is available by appointment with the sole agents.

For further information or to arrange a viewing please contact BOX Property

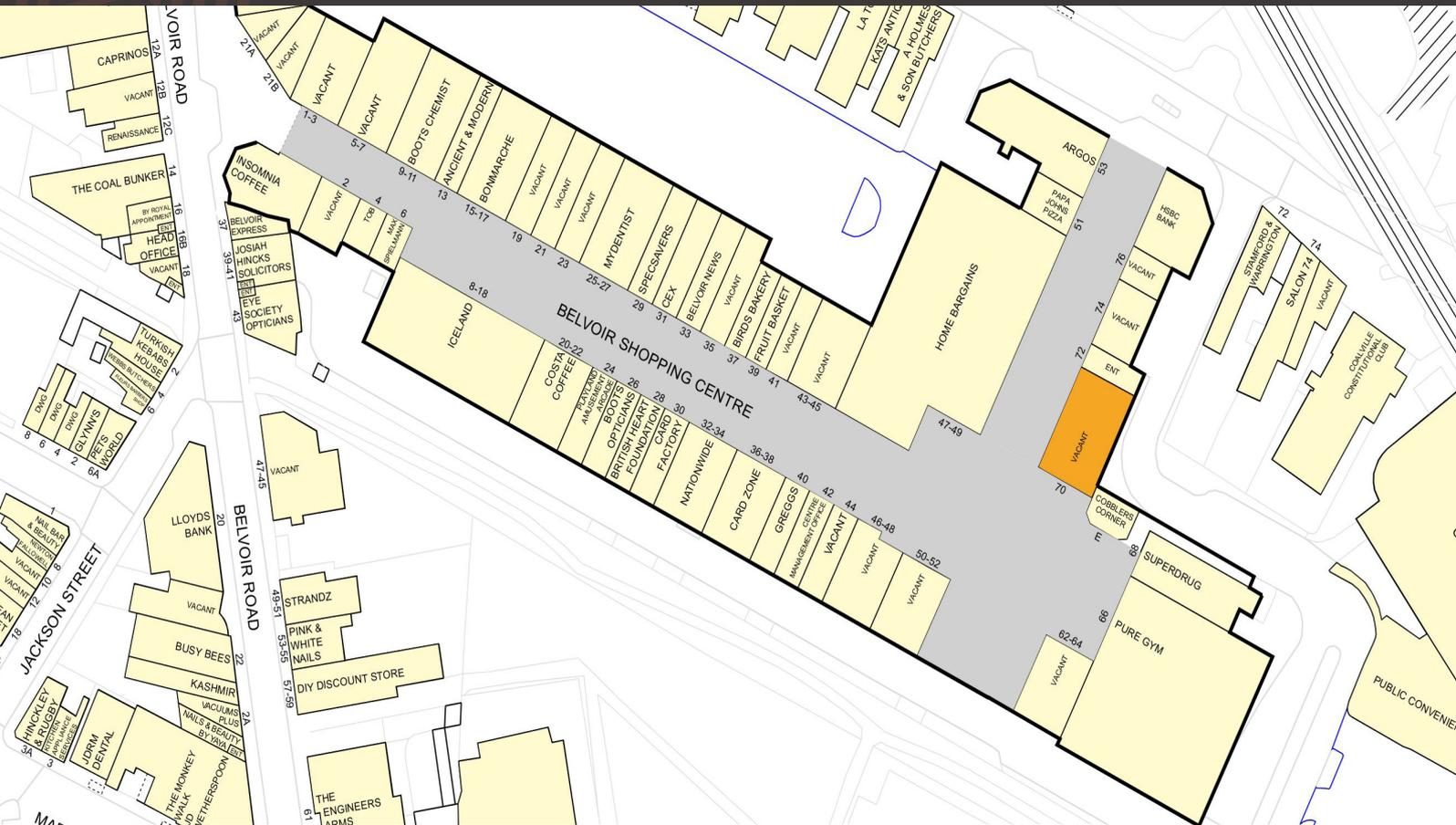
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**IMPORTANT NOTICE**

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