SHOP TO LET

SKELMERSDALE – UNIT 25, CONCOURSE SHOPPING CENTRE

Mason Partners

Location

The Concourse Shopping Centre is a multi-level shopping and leisure scheme located in the heart of Skelmersdale.

Many national retailers are already represented within the scheme including Wilkinsons, Home Bargains, New Look, Boots, Superdrug, Argos and Iceland.

The subject premises occupies a prime location within the scheme. Retailers close by include Boots the Chemist, New Look, Halifax, Card Factory, Gamestation and Greggs.

Accommodation

The subject premises have the following approximate areas / dimensions:

Ground Floor Sales	141.20 sq m	1,520 sq ft
Basement Ancillary	78.50 sq m	845 sq ft

Tenure

The premises are available by way of a new flexible effectively Full Repairing and Insuring lease, subject to 5 yearly upward only rent

Rent

£39,500 per annum exclusive.

Rates

Rateable Value (2017 List)	£34,250
Rates Payable:	£nil (Rating Year 2020/2021)

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021.

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

EPC

The property has an Energy Performance Asset Rating of D (99). A certificate is available on request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

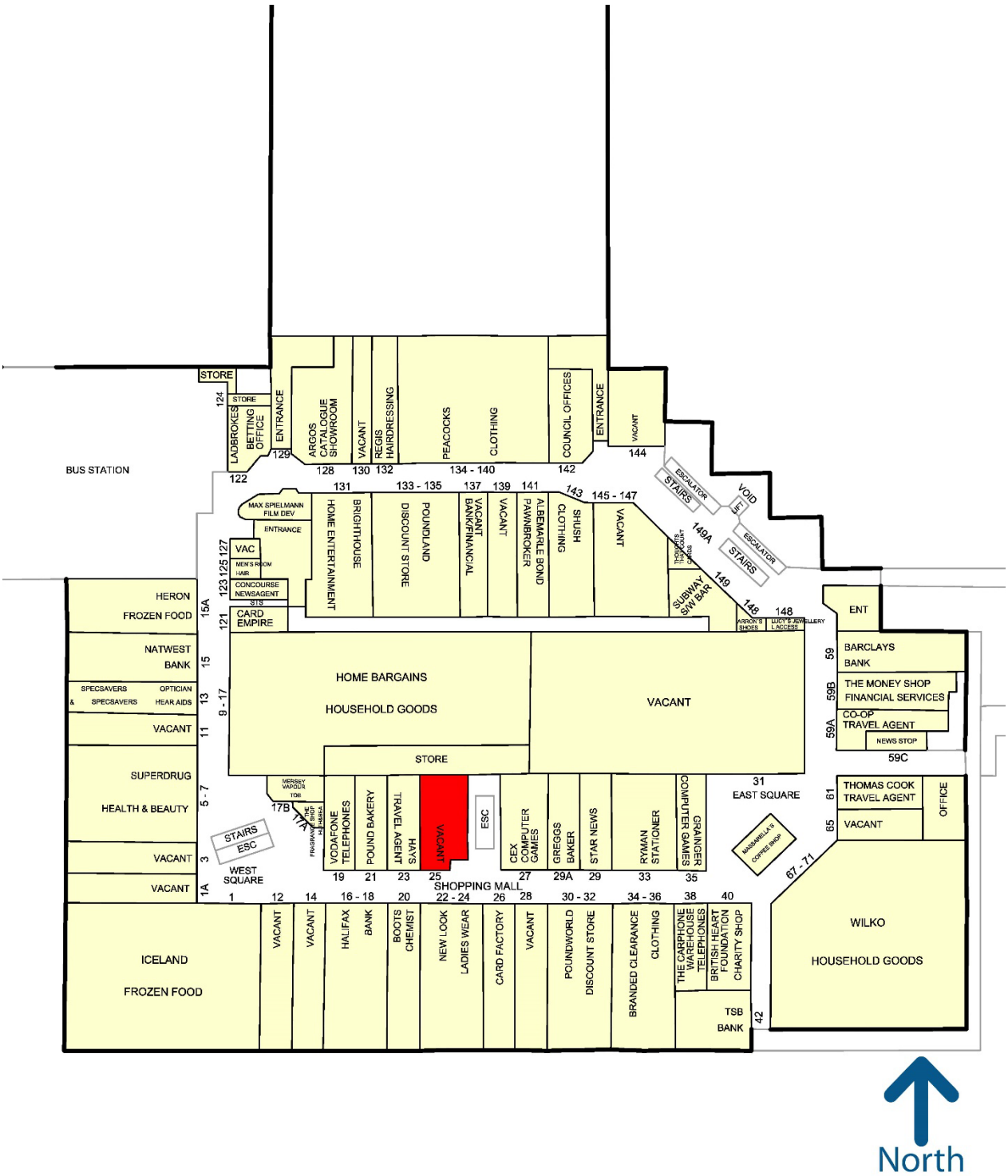
Lee Quinn 0151 225 0117 leequinn@masonpartners.com
Chris Houghton 0151 225 0326 chrishoughton@masonpartners.com
Or Joint Agent Jon Lovelady at JNL Property 0151 538 6577

0151 227 1008
masonpartners.com

SHOP TO LET

SKELMERSDALE – UNIT 25, CONCOURSE SHOPPING CENTRE

Mason Partners



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

0151 227 1008
masonpartners.com