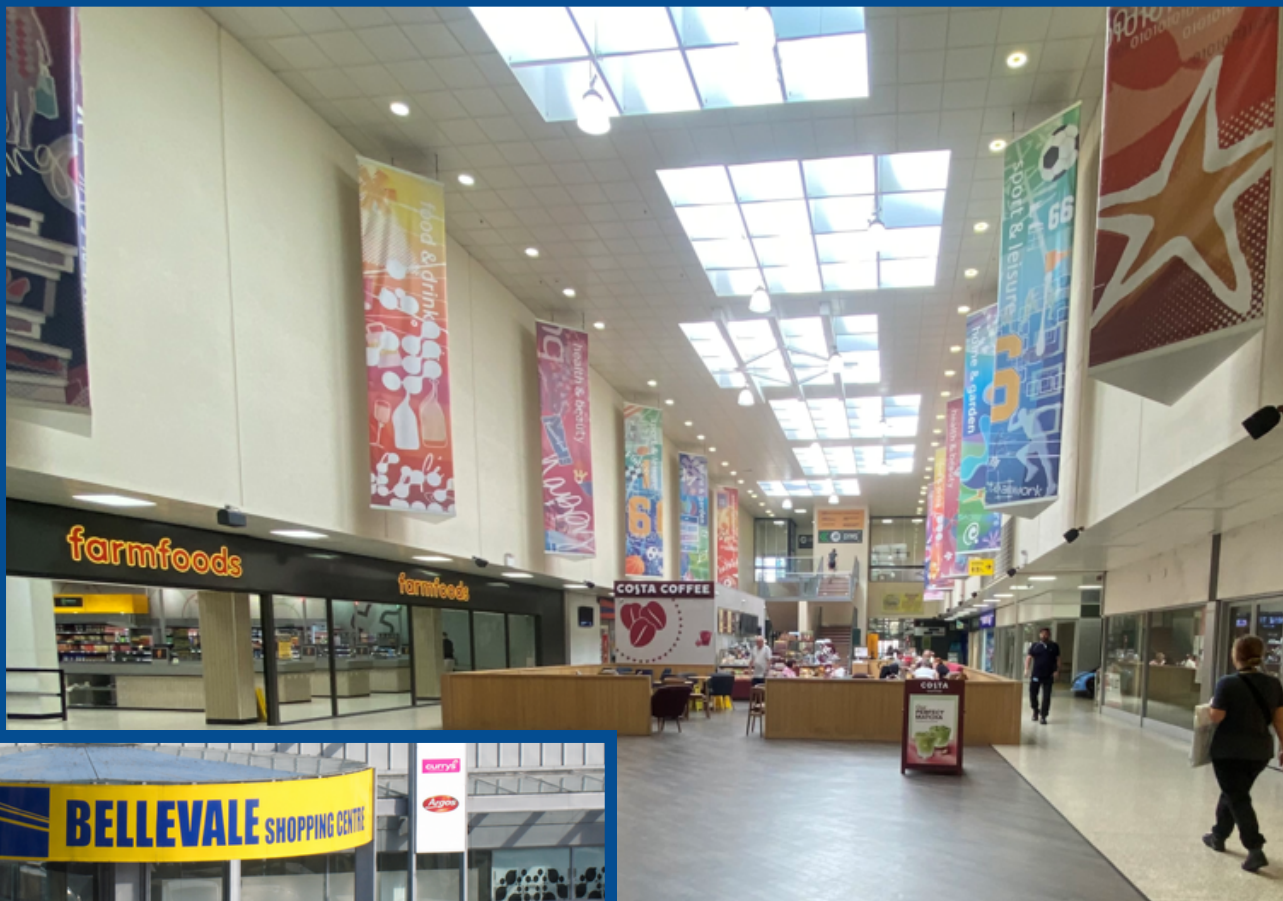


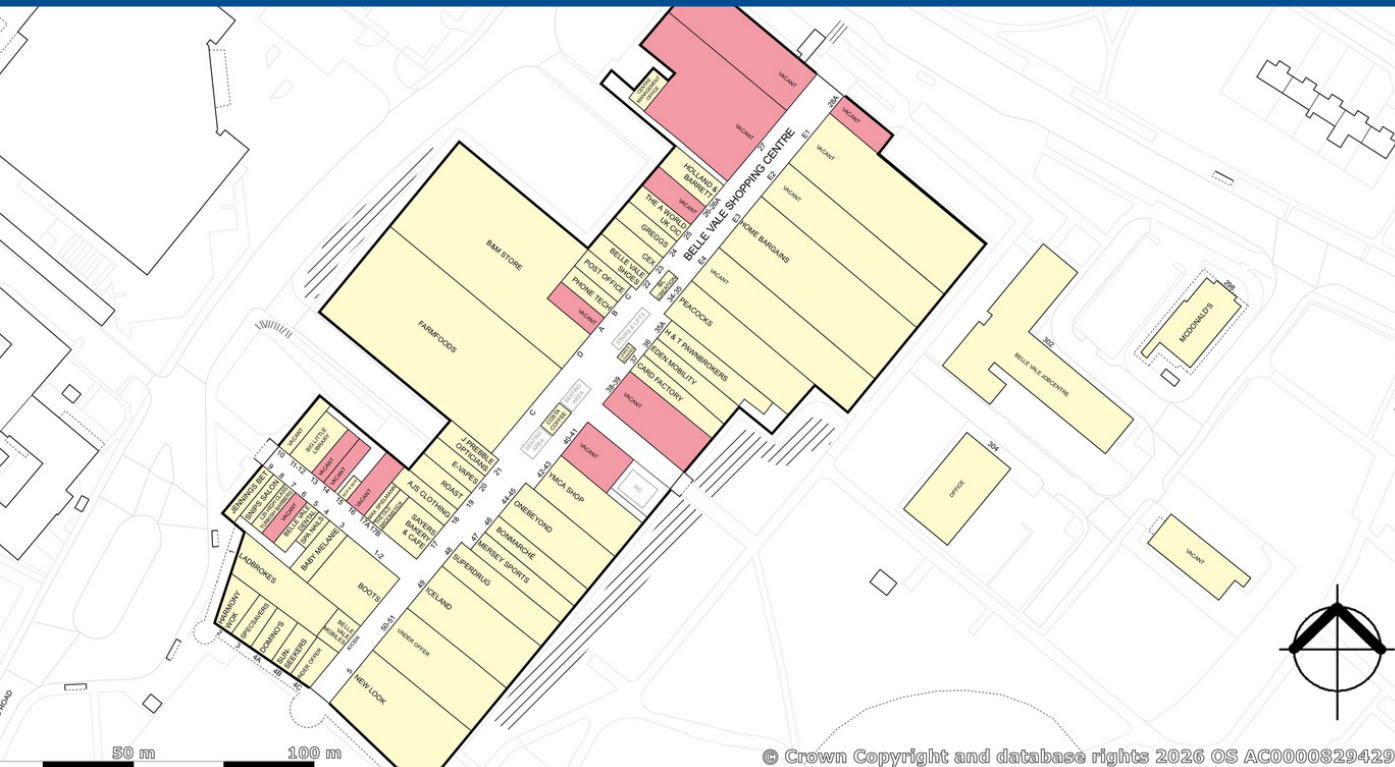
Belle Vale Shopping Centre

UNITS TO LET



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The busy Belle Vale Shopping Centre is located 6 miles southeast of Liverpool City Centre (L25 2RF).



Available units

Unit	SQ M (approx.)	SQ FT (approx.)
Unit A Ground Floor Ancillary	123 82.21	1,324 885
Unit 6 Ground Floor	58	624
Unit 13 Ground Floor	57	614
Unit 14 Ground Floor	56	603
Unit 16 Ground Floor Ancillary	90.21 35.21	971 379
Unit 26 Ground Floor Ancillary	79 30.5	850 328
Unit 27 Ground Floor Ancillary	865.60 192.60	9,317 2,073
Unit 28a Ground Floor	85	915
Unit 38/39 Ground Floor Ancillary	311.8 123.7	3,356 1,331
Unit 40/41 Ground Floor Ancillary	190.4 106.7	2,050 1,148
Other units potentially available, details on request		

The shopping centre provides the principal retail offer for the district and benefits from ample **free** car-parking and **excellent** bus and road links.

The centre sits adjacent to a major Morrison's supermarket.

National retailers within the Centre include B&M Bargains, New Look, Iceland, Home Bargains, Boots, Superdrug, Peacocks, Greggs, Card Factory, OneBeyond and Farmfoods.

In addition, the centre has a large JD Gym, indoor children's play area and laser quest.

Tenure

The units are available by way of new effectively full repairing and insuring leases for a term of years to be agreed.

Rent

Available on request.

Service Charges

Available on request.

Business Rates

Interested parties are advised to make their own enquires with the local rating authority.

EPC

Energy Performance Certificate ratings available on request.

Viewing

Strictly by arrangement via:

Richard Lucas Property Consultants Ltd

0161 241 7998

info@richardlucas.co.uk

Or joint agents:

Barker Proudlove

0161 631 2852

Subject to Contract



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