

To Let



Coalville

Unit 31, Belvoir Shopping Centre, LE67 3XA

Ground Floor: 2,325 sq ft (216 sq m)

Rent on Application

Subject to Vacant Possession

Location & Description:

- **Belvoir Shopping Centre situated at the heart of Coalville in North West Leicestershire and is the dominant shopping centre in the town.**
- **Home to a number of occupiers including Iceland, Specsavers, Costa, Pure Gym and a number of independent brands.**
- **The unit is situated with nearby operators such as Superdrug and Pure Gym.**

Demise:

Ground Floor 2,325 sq ft (216 sq m)

First Floor 2,425 sq ft (225.3 sq m)

Rent:

Available upon request.

Lease:

A new FRI lease for a term of years to be agreed.

Subject to vacant possession.

Service Charge:

On-account service charge for the current year stands at approximately £12,871.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £45,250.

Interested parties are advised to confirm this information with the Local Rating Authority.

Date Prepared:

January 2025

Contact Us:

Kiera McLaughlin

07591 835776

kiera@barkerproudlove.co.uk

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



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