

# TO LET

Unit R6 Coliseum Shopping Park  
Chester CH65 9HD

- ▶ Prime retail unit – available due to relocation
- ▶ Prominent corner location
- ▶ Close to Cheshire Oaks Designer Outlet
- ▶ 5,726 sq ft (531.96 sq m)



## LOCATION

Coliseum Shopping Park is located between Chester and Ellesmere Port, accessed from Junction 10 of the M53 (approximately 1 mile north of the junction with the M56). It provides 210,000 sq ft with 1,273 car parking spaces and is perfectly located opposite Coliseum Leisure Park and adjacent to Cheshire Oaks Designer Outlet. The appeal of this combined shopping, dining and leisure hub means the park also draws visitors from far beyond its core catchment.

Tenants include **Next, Boots, JD, River Island, New Look, H&M, Sports Direct, Burger King** and **Starbucks**.

Other attractions include Blue Planet Aquarium and the Cheshire Oaks David Lloyd Club.

## ACCOMMODATION

The unit is arranged over the ground floor, and extends to the following approximate gross internal floor area:

<b>GROUND FLOOR</b>	<b>5,726 SQ FT</b>	<b>531.96 SQ M</b>
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## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 consent and can therefore be used for restricted cafe/retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

## RENT

On application.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£167,000**. (Each new occupier has the right of appeal against this figure).

Based on the property rate of 51.2p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£85,504**.

## SERVICE CHARGE

The annual on account service charge for the property for the year ending March 2024 is **£16,634**.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of B, expiring on 15/10/2030.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Stamp Duty Land Tax (SDLT), registration dues and any VAT payable thereon.

## VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint letting agents Savills - 0161 236 8644.

