

TO LET

Unit 12A Coliseum Shopping Park
Ellesmere Port CH65 0AP

- GF: 2,536 sq ft (235.6 sq m) / Mezzanine: 1,406 sq ft (130.6 sq m)
- Alongside Cheshire Oaks Designer Outlet
- Adjacent to the M53 and M56 Motorways
- Close to Next, Boots, H&M and JD Sports



LOCATION

Coliseum Shopping Park is located Cheshire's retail and leisure hotspot, immediately adjacent to **Cheshire Oaks Designer Outlet** and adjacent to the intersection of the M53 and M56 Motorways. The resulting retail and leisure conurbation serves as a major draw to a wealthy catchment of more than 600,000 people within a 22 minute drive time (shopping park average of 16 minutes). An estimated >10 million shoppers per annum visit the wider retail and leisure offer.

The 210,000 sq ft scheme provides 1,273 free car parking spaces and is anchored by **Next** and **Boots**, with other occupiers including **JD Sports**, **H&M**, **Sports Direct**, **Superdrug**, **River Island**, **TUI** and **The Entertainer**.

ACCOMMODATION

A modern retail unit with glazed shop front and goods access from the rear service yard. The unit extends to the following Gross Internal Areas:

GROUND	2,536 SQ FT	235.6 SQ M
MEZZANINE	1,406 SQ FT	130.6 SQ M

PLANNING

Open Class 1 (non-food) planning consent.

Lease

The subjects are available on the basis of a new full repairing and insuring lease.

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 **£115,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 52.4p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£58,880**.

SERVICE CHARGE

For the year ending March 2021 the service charge payable is estimated at **£2.50 per sq ft** based on the Ground Floor Gross Internal Area.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

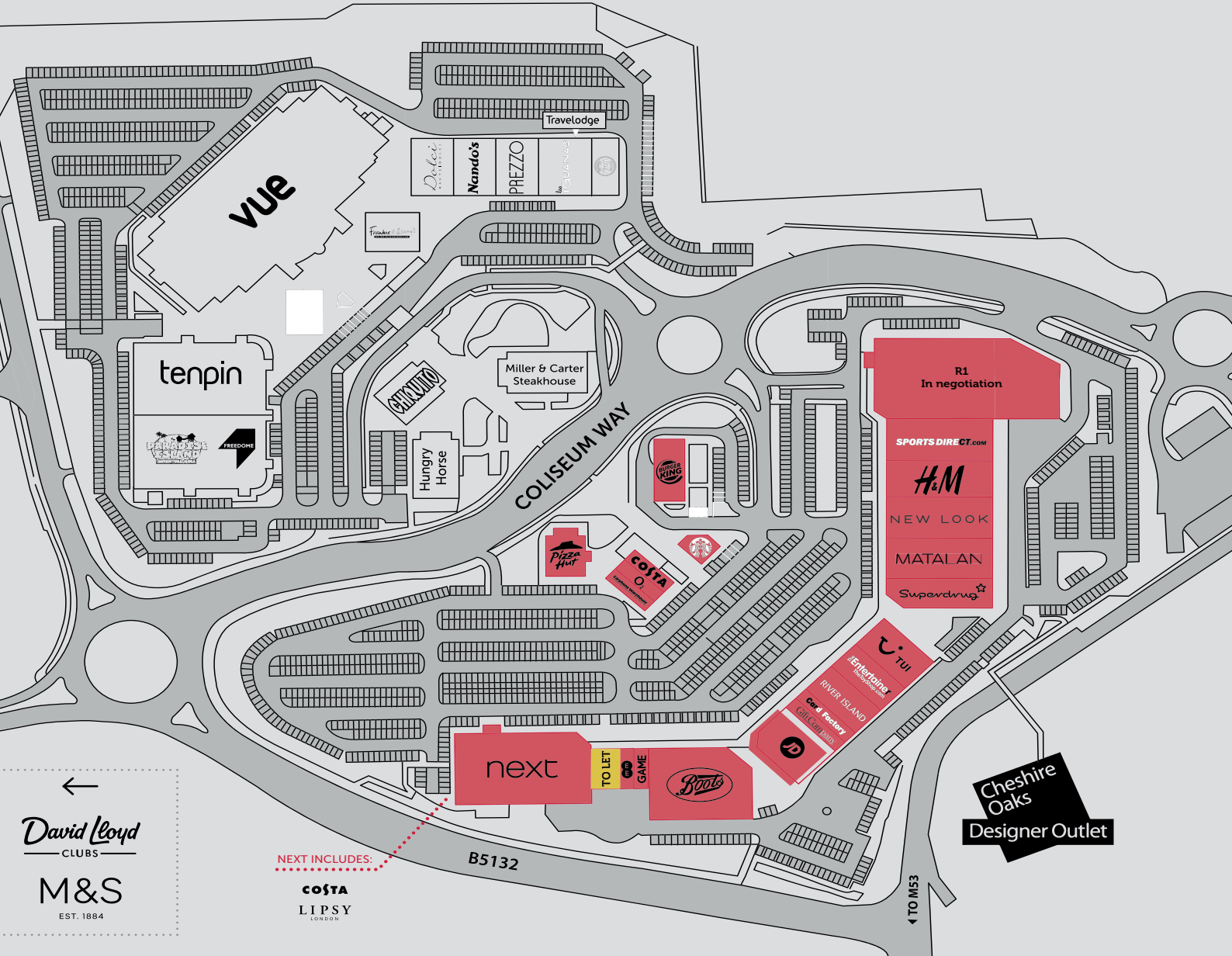
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Strictly by appointment with Ian Whelan at EYCO - 0131 558 5121 or our joint agent Andy Hall at Savills - 0161 277 7289.

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GET IN TOUCH



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IGW/JH/RW2247 - Date of publication: 1 March 2023

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