

Confidential - Staff Unaware

TO LET

Unit 3A2, Broughton Shopping Park,
Chester CH4 0DP



USER

Open A1 Non-Food Retail

AVAILABILITY

Our clients are seeking to assign their leasehold interest, subject to contract and covenant.

RATING

We have been informed by the local rating authority that the property is assessed on the following basis.

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability

Rateable Value (2010): £317,500

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable.

FOR FURTHER INFORMATION & VIEWING

Strictly by appointment through the sole agent:

Pudney Shuttleworth, 25a Park Square West, Leeds, LS1 2PW

Contact: Michael Pudney
Direct Line: 0113 203 1131
Email: mp@pudneyshuttleworth.co.uk

SUBJECT TO CONTRACT **September 2010**

LOCATION

Broughton Shopping Park is a major retail destination serving a wide catchment area including Cheshire, Greater Manchester, The Wirral and North Wales.

Located around 3.5 miles south east of Chester, the 300,000 sq ft shopping park has easy access to the motorway network, with direct access from Junction 35A of the A55 dual carriageway.

Adjoining retailers are **JJB Sports and Blacks**, with other retailers on the shopping park comprising amongst others; **Tesco Extra, BHS, W H Smith, Next, Boots, The Outfit, Sports Direct, Asda Living, Home Sense, New Look, Monsoon, Clarks, River Island, Thomas Cook, Costa Coffee and Game.**

DESCRIPTION

The premises are arranged over ground floor and provide the following floor area.

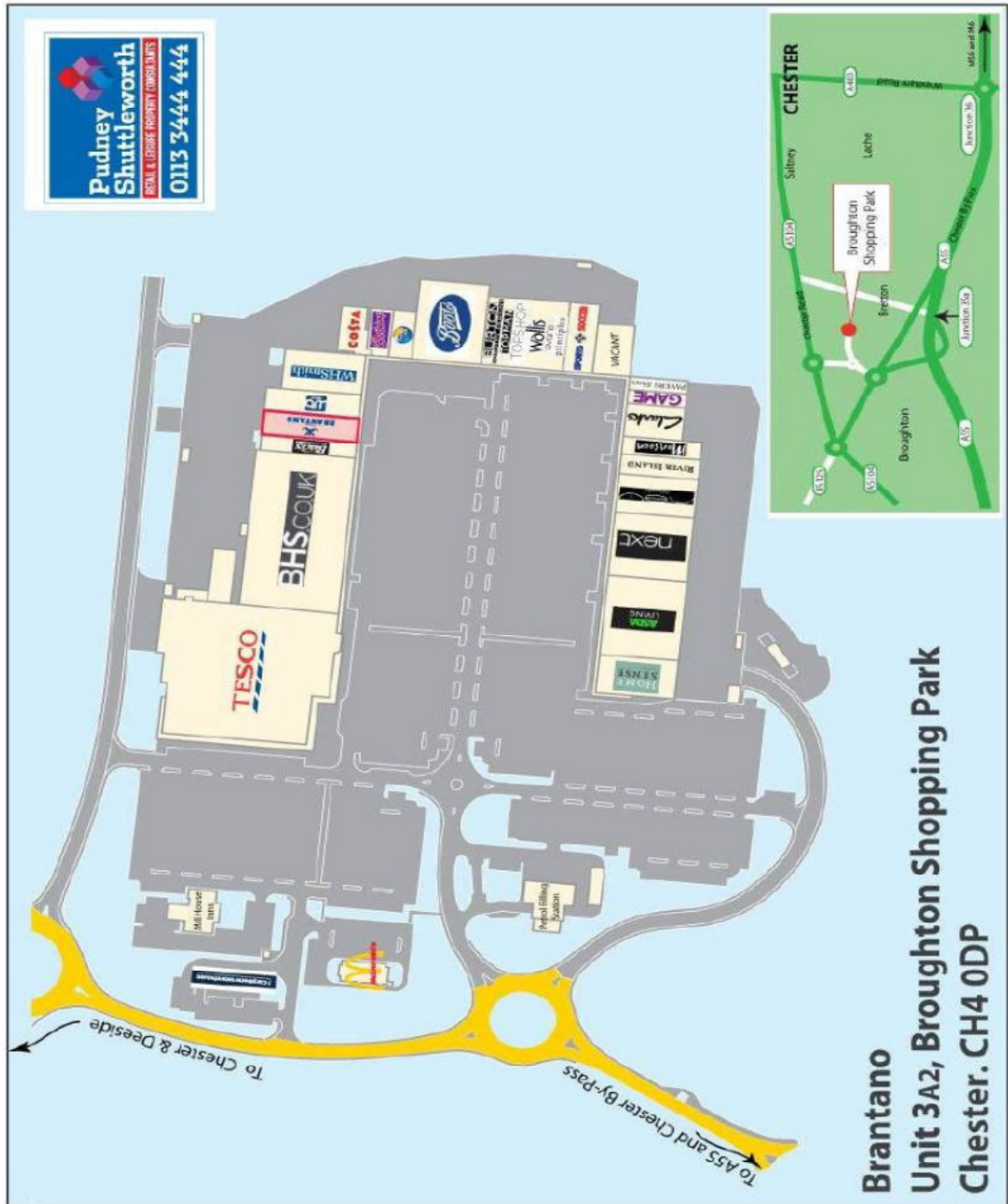
Ground Floor: 664 sq m 7,150 sq ft

LEASE

The premises are held by way of an effective 10 year FR & I Lease from the 3rd April 2009, subject to a rent review in April 2014. The current rent is the higher of a Base Rent of £286,000 pax (based 80% of the market rent) or 10% of the Gross Turnover. Upon an assignment, the Landlord has the discretion of converting the rental to a market rental based on £357,500 pax.



LOCATION PLAN



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Pudney Shuttleworth Ltd, 25A Park Square West, Leeds, LS1 2PW www.pudneyshuttleworth.co.uk

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