RETAIL UNIT TO LET

BIRCHWOOD - BIRCHWOOD SHOPPING CENTRE UNIT G, 34 BENSON ROAD

Location

Birchwood Shopping Centre is located north of Cheshire, 5 miles east of Warrington and 16 miles west of Manchester. Birchwood Shopping Centre comprises 400,000 sq ft of retail space with 50 units and 1,600 car parking spaces.

The scheme is anchored by a 109,000 sq ft Asda Supermarket, with other national retailers including Home Bargains, New Balance, Argos, Sports Direct and Peacocks.

The unit is well positioned fronting the main Aldi car park adjacent to Argos and one of the main scheme entrances.

SAVILLS MANCHESTER
Belvedere, 12 Booth Street
MANCHESTER M2 4AW
0161 236 8644
savills.co.uk

Accommodation

The unit is arranged over ground floor providing the following net internal areas

Ground:	376.25 sq m	4,050 sq ft

Passing Rent

£58,500 per annum exclusive

Service Charge

The service charge for the current year is £16,991.

Tenure

The premises are available by way of a new FRI lease for a term to be agreed. The rent will be subject to 5 yearly rent reviews.

Rates

Rateable Value: £41,500

(Interested parties are advised to make enquiries with the Local Authority)

EPC

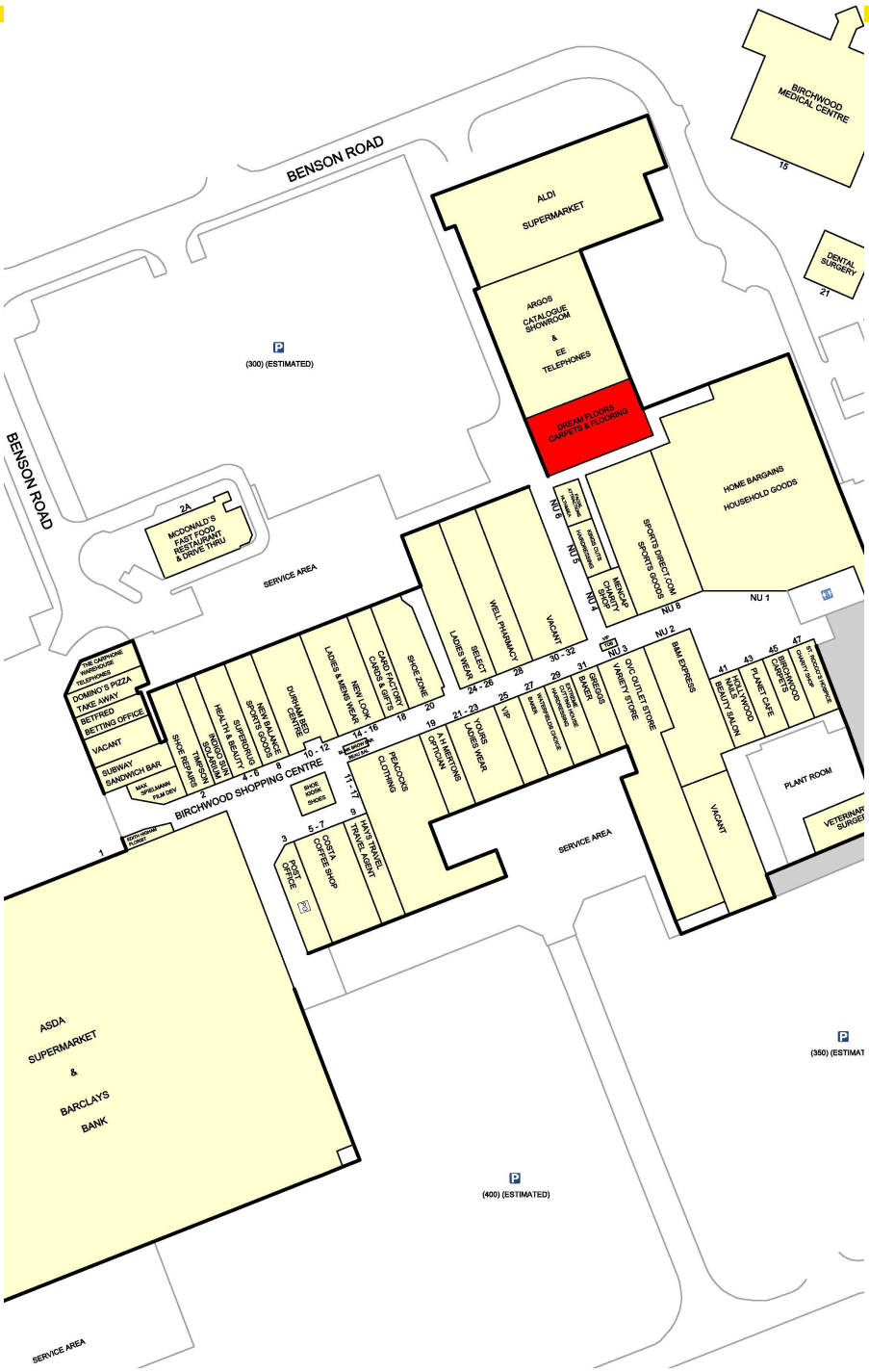
Available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills.



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