



CONGLETON New Retail Unit West Heath Shopping Centre NEW RETAIL UNITS TO LET

LOCATION

West Heath Shopping Centre is located in the heart of an affluent residential area to the west of Congleton Town Centre, benefiting from main road frontages to both the A54 Holmes Chapel Road and the A534 Sandbach Road. Congleton has an urban population of 25,400 people and a district population of 90,655. On average over 7,000 vehicles pass the site every day.

The proposed new unit fronts onto the A54 with 28 car parking spaces directly in front, with a further 122 spaces in the main car park. The unit is adjacent to the 13,000 sq ft **Home Bargains**. Other occupiers include **Betfred**, **Subway**, **Martins Newsagents**, **Iceland** and anchored by a 14,000 sq ft **Aldi** supermarket.

ACCOMMODATION

The new retail unit will comprise up to 4,250 sq ft (395 sq m) of ground floor sales and is available as either a whole unit or 4 smaller units of c. 1,000 sq ft.

TENURE / LEASE

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

Upon application.

ASSESSMENTS

The ingoing tenant is to be responsible for payment of all rates in respect of the premises from the date of occupation. The unit has not yet been assessed for rating purposes.

For more information please contact:

James Lutton

Legat Owen

01244 408 244

James@legatowen.co.uk



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to interested parties upon completion of the development.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

VIEWING

Strictly by appointment through the joint agents :

Legat Owen

James Lutton - 01288 408244 / james@legatowen.co.uk

Bradys

Jon Lovelady - 0161 839 1213 / jonlovelady@bradys.co.uk

HMG

Vicki Cook - 0161 929 5666 / vcook@hollinsmurray.co.uk

SUBJECT TO CONTRACT

L/CJ/18032015

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