

Bridge Street – Coalville

Bridge Street, Coalville

BRIDGE STREET, COALVILLE , LE67 3PW

▪ LOCATION

The premises are located in the centre of Coalville at the rear of the Belvoir Shopping Centre, adjacent to the Market Hall, and principle Town Centre car park.

The population of Coalville is circa 35,795.

▪ ACCOMODATION

The premises consist of a retail outlet, with a sub let to **Iceland**, with its own car park for **160** spaces.

The accommodation itself consists of:-

- 29,704 sq.ft.

- 2759.5m²

▪ SITE AREA

The site, including the premises, has an area equivalent to **2.26 acres (0.915 hectares)**.

▪ TENURE

The site and premises are freehold

NB: Iceland currently occupy part of these premises by way of a 5 year lease from 28.8.18 for a 5 year term until the 27.8.23 at a rental of £18,000per annum. Iceland have the ability to surrender their lease should the Co-op vacate.

NB: Co-op have the ability to provide vacant possession if required.

Further detail on application.

- PRICE

On application.

- PLANNING

The premises have the benefit of an Open A1 Planning Consent.

Alternative uses will be subject to the proposed purchaser's own investigation, for uses such as residential, subject to a planning consent.

- PROPOSAL

Offers are being sought for the Freehold.

- RATING

- Rateable Value from 1st April 2018: £121,000
- Rates Payable 2019/2020: £60,984pa

This information is for guidance purposed only. Interested parties are advised to make their own rating enquiries.

- TIMING

March 2020.

- VIEWING

Strictly by appointment as this disposal is **CONFIDENTIAL – Staff are unaware**

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

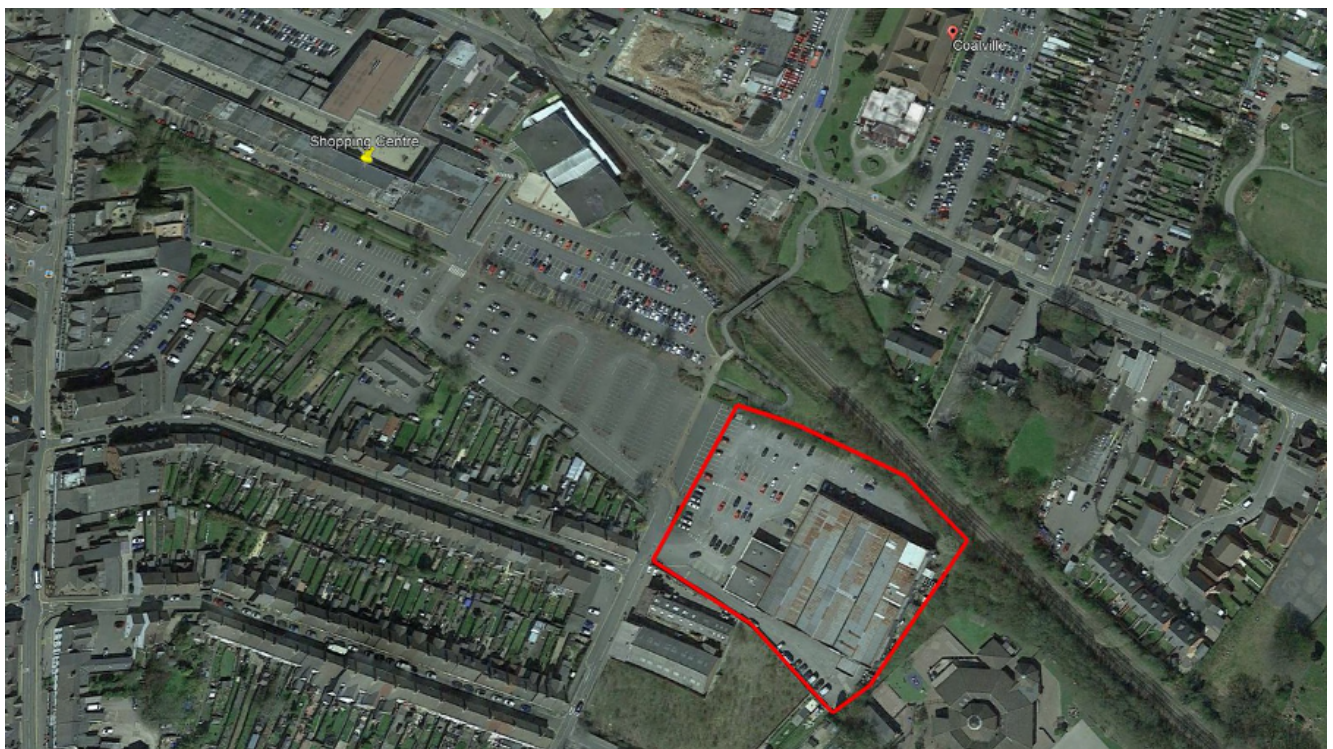
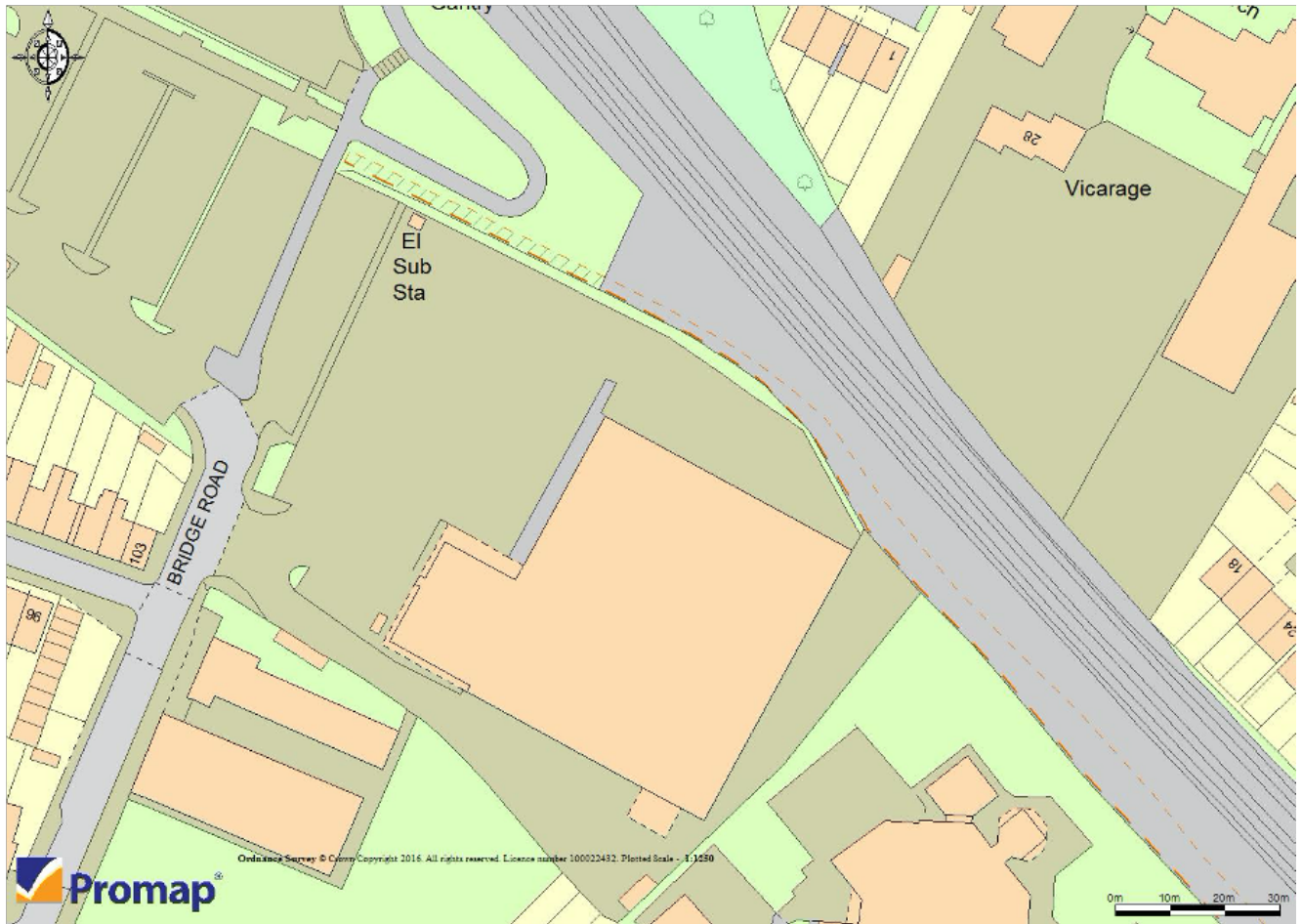
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