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On the Instructions of



WIDNES WA8 6UA

Green Oaks Shopping Centre, Albert Road



Location

The units are situated in prime locations within the Green Oaks Shopping Centre anchored by a **Morrisons** food store with access to the scheme either via the serviced car park, which provides some 1,100 free car parking spaces or the pedestrianised Albert Road. Other occupiers within the scheme include **TJ Hughes, Argos, T-Mobile** and **Clinton Cards**.

The total catchment of the town is estimated at 578,000 with retail spend circa £1.5 billion and the number of households forecasted to grow by some 6% by 2015.

Description

The individual units provide ground floor retail accommodation with first floor storage and ancillary areas.

Planning

The units benefit from Class A1 planning permission.

Rating

We are verbally advised the Rateable Values for Units 8, 10/12 and 13/14 are £83,500, £126,000 and £93,500 respectively, the UBR for 2011/2012 being 43.3p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Accommodation

The units comprise the following approximate floor areas:

<u>Unit 8</u>	Sq m	Sq ft
Ground Floor	163	1,753
First Floor	140	1,507
<u>Unit 10/12</u>		
Ground Floor	355	3,820
First Floor	351	3,778
<u>Unit 13/14</u>		
Ground Floor	235	2,529
First Floor	203	2,185

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenants.

Terms

The units are available to let by way of new full repairing and insuring leases for terms to be agreed subject to 5 yearly upward only rent reviews at the following rentals:

Unit 8	£57,650 per annum exclusive
Unit 10/12	£102,000 per annum exclusive
Unit 13/14	£67,500 per annum exclusive

The initial annual service charge and building insurance for the units will be in the region of:

Unit 8	£6,500/£1,600
Unit 10/12	£4,900/£3,500
Unit 13/14	£3,400/£2,200

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

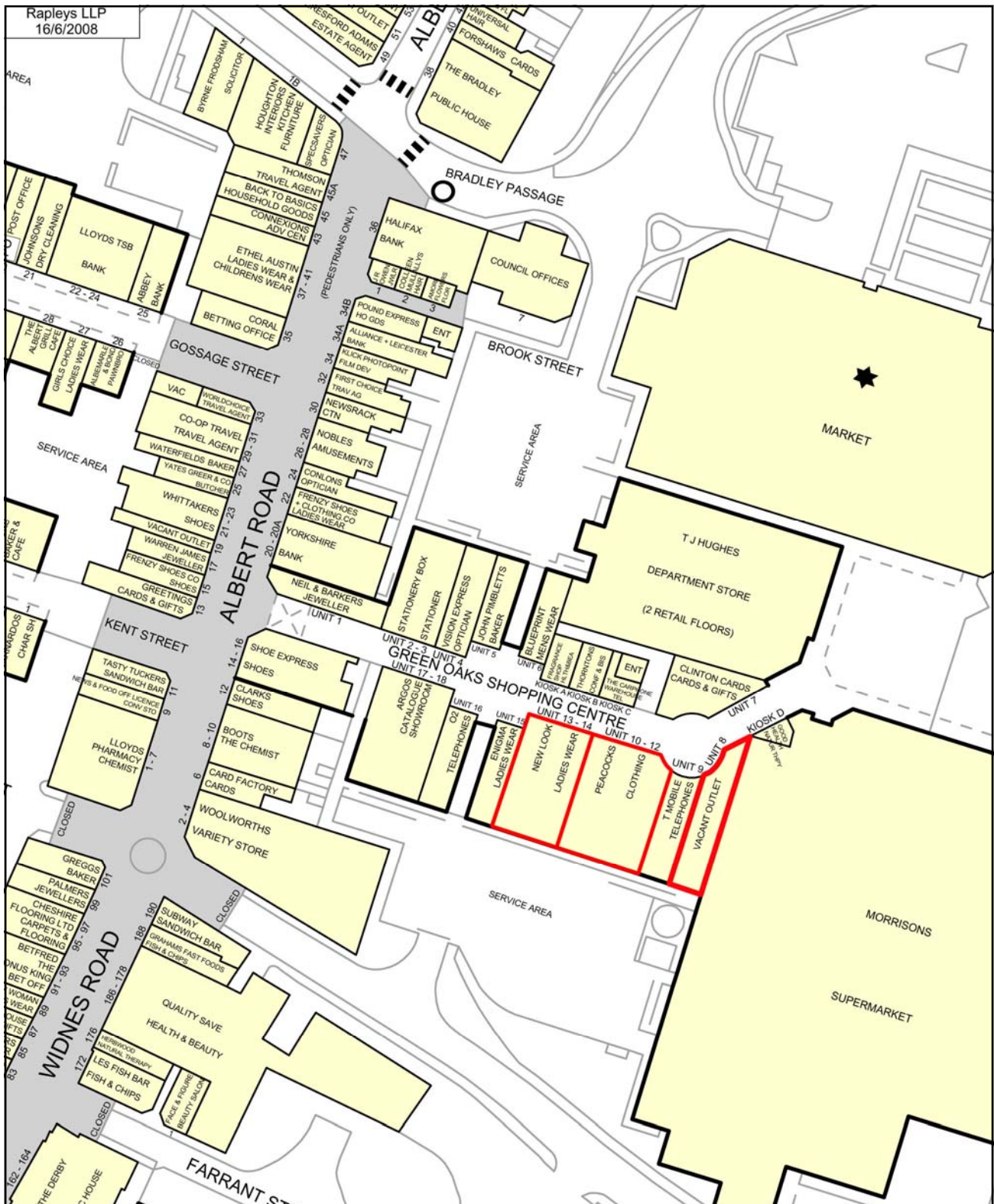
Viewing

Strictly by appointment through joint agents.

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