



Tenure

Freehold and two Headleases each for a term of 63 years from 29th September 1968 (thus having some 20 years unexpired) until 2031 at a combined current rent of £12,000 per annum exclusive. The lease provides for the rent to be reviewed every 21 years to $\frac{2}{5}$ of Rack Rental Value. The next rent review is outstanding from 10th September 2010.

Location

The busy town of Coalville, with an approximate district population of 76,100, is located some thirteen miles north-west of Leicester and five miles south-east of Ashby-de-la-Zouch. The town is served by the A511 and benefits from being within four miles of the M1 motorway (Junction 22).

The property is prominently situated on Belvoir Road immediately opposite the main entrance to the Belvoir Centre. Occupiers close by include Corals, Subway, Lloyds TSB, Boots the Chemist, William Hill and Santander.

Description

The property comprises a large retail unit arranged over the ground and first floors which benefits from ancillary storage and office accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	12.65 m	(41' 5")
Net Frontage	10.85 m	(35' 6")
Ground Floor Retail/Ancillary	1,138.49 sq m	(12,225 sq ft)
First Floor Retail/Ancillary	1,100.86 sq m	(11,850 sq ft)
Total Approximate Floor Area	2,239.35 sq m	(24,075 sq ft)

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allso.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 135 Coalville**.

Coalville

Former Woolworths Store

The Arcade

Belvoir Road

Leicestershire

LE67 3QB

- **Freehold and Leasehold Vacant Shop**
- Total area approximately 2,239.35 sq m (24,075 sq ft)
- Prominent town centre location opposite Belvoir Shopping on New Broadway

Vacant

On the instructions of J Gershinson FRICS and S Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

allso

SIX WEEK COMPLETION AVAILABLE

