

# RETAIL WAREHOUSE UNIT TO LET



Centurion Retail Park, York Road, Doncaster DN5 9TP



**£250,000 pax**  
Rent



**Upto 22,000 sq ft**  
Area



**TBC**  
Rateable Value



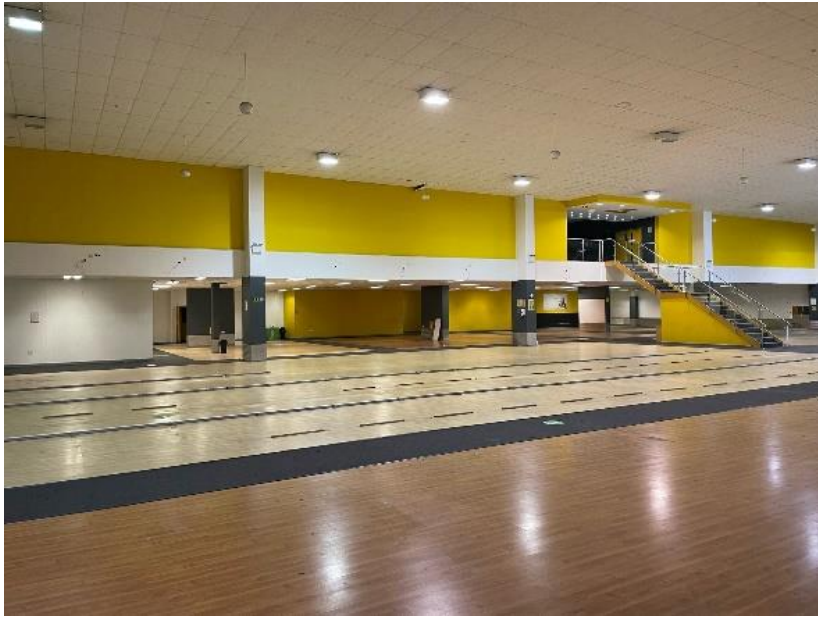
**Class E Consent**  
Planning



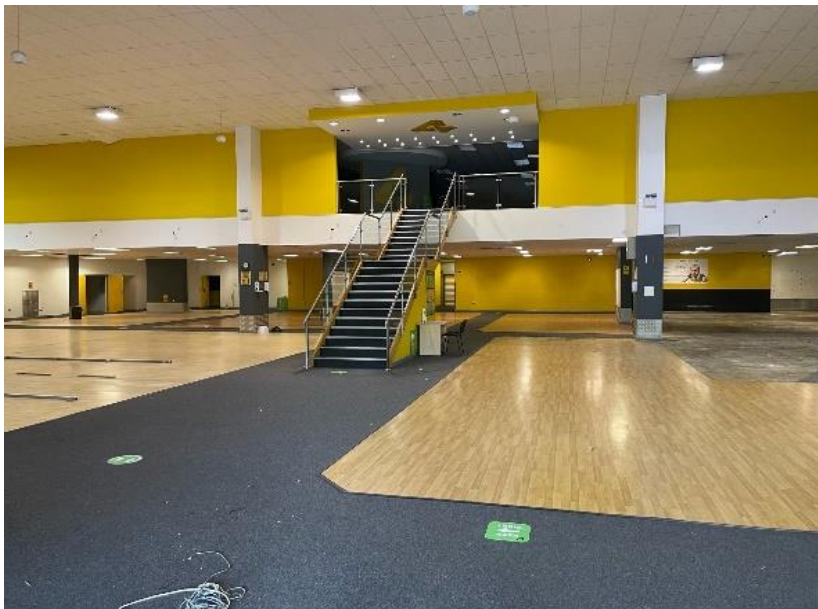
**C69**  
EPC

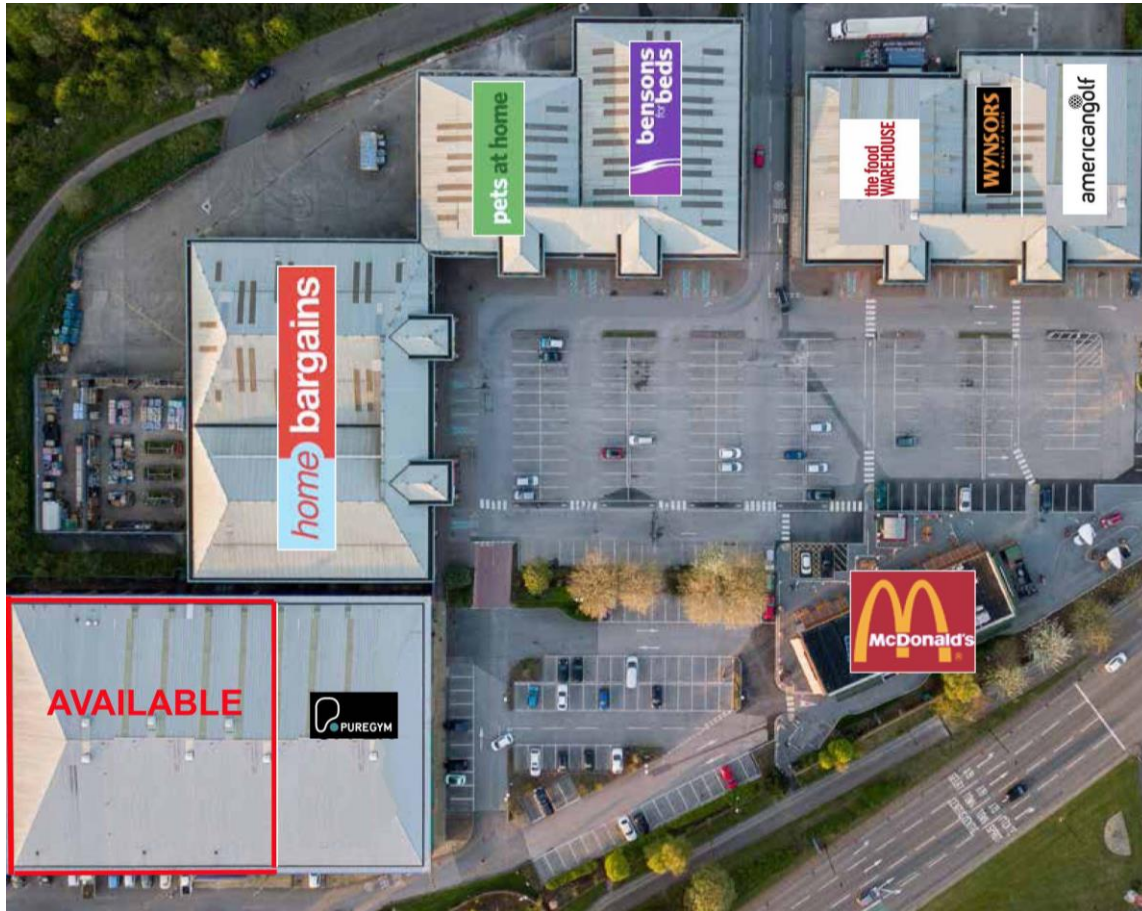
# Retail Unit

Mount Road Clatterbridge, Bebington CH63 4JZ



- Up to 22,000 sq ft available at ground floor
- Existing mezzanine floor of c. 11,000 sq ft
- PureGym and American Golf have recently opened
- Extensive rear service area/yard
- Retail Park occupiers include Home Bargains (adjacent), Pets at Home, Food Warehouse and McDonalds
- Premises benefit from Class E consent
- Adjacent to Morrisons Supermarket and PFS





### Floor Area

Ground Floor 22,000 sq ft (2,044 sq m)  
Mezzanine c. 11,000 sq ft (1,022 sq m)

### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£250,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

The rates to be assessed in due course.

### EPC

C69

### Legal Costs

Each party to be responsible for their own legal costs.

### For further information please contact:



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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on [https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf). We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Disclaimer

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