

To Let



Birchwood

Unit E & F (next to Aldi) Birchwood Shopping Centre

Total Area: 13,290 sq ft / 1,234 sq m

Rent on Application

Subject to Vacant Possession

Location & Description:

- **Birchwood Shopping Centre is located 5 miles east of Warrington and 16 miles west of Manchester.**
- **Birchwood Shopping Centre comprises 400,000 sq ft of retail space with 50 units and 1,600 car parking spaces.**
- **The scheme is anchored by a 109,000 sq ft Asda Supermarket.**
- **Other national retailers including Home Bargains, New Balance, Sports Direct and Aldi.**

Demise:

Ground Floor 8,335 sq ft 774.35 sq m
First Floor 4,955 sq ft 460.33 sq m

Rent:

Available upon application.

Lease:

Subject to vacant possession, new effectively full repairing lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £66,420.

EPC:

Energy Performance Rating Assessment: D

Legal and professional fees:

Each party to bear their own legal costs.

Rating Assessment:

Rateable Value (April 2023) - £64,000.

Date Prepared:

March 2024

Contact Us:

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Warrington - Birchwood Shopping Centre



Experian Goad Plan Created: 11/03/2024
Created By: Barker Proudlove Ltd



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