



TO LET

Retail unit

Approx. NIA

30,000 sq.ft

(2,787 sq.m)

**2nd Floor, Concourse Shopping Centre,
Skelmersdale, Lancashire, WN8 6LN**

- 746 Free Parking Spaces
- 4.1m annual footfall
- 250k catchment population within 15 minute drive*

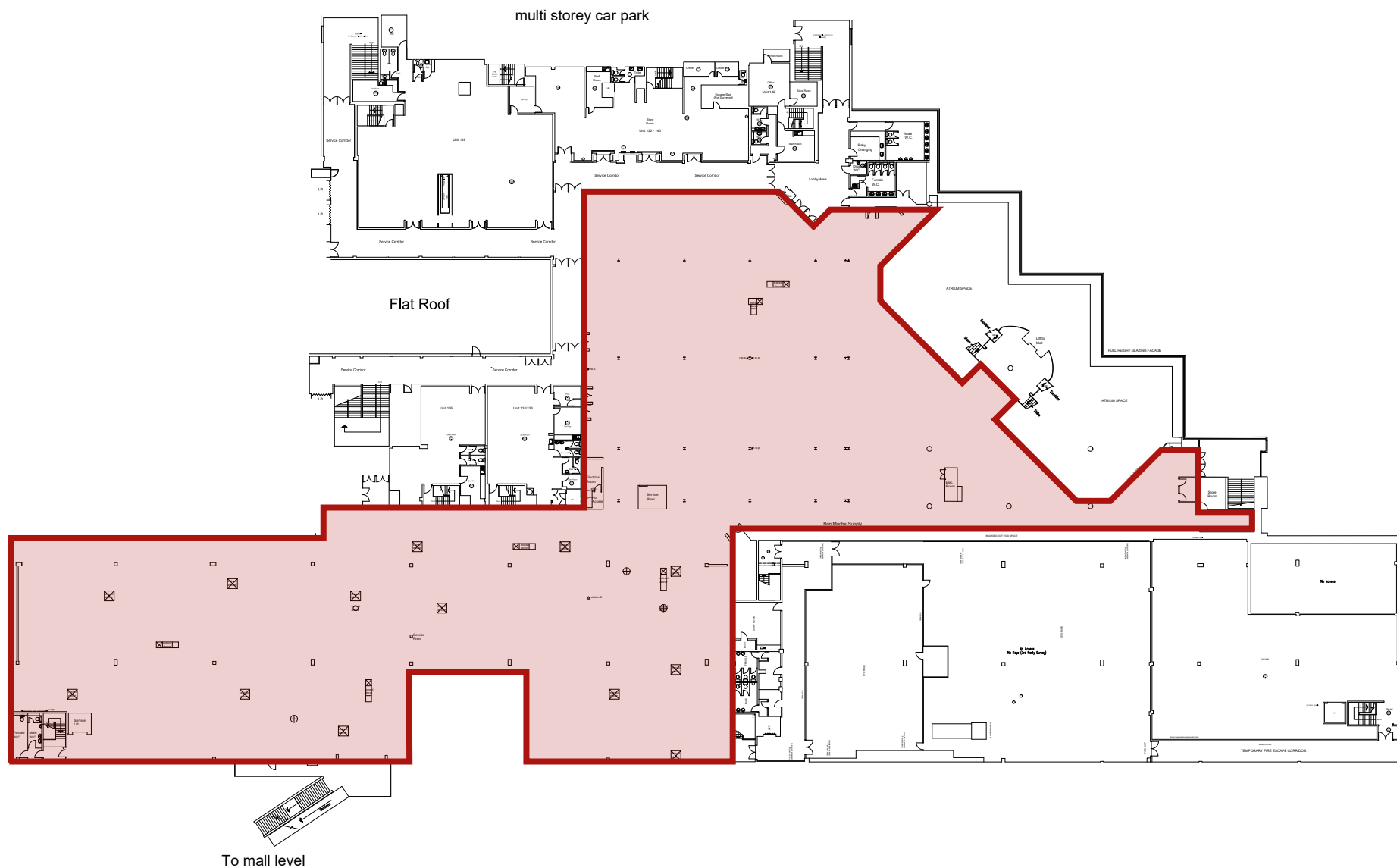
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Second Floor Plan

2nd Floor, Concourse Shopping Centre, Skelmersdale, Lancashire, WN8 6LN



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Areas (approx. NIA)	Sq.ft	Sq.m
Second Floor Sales	30,000	2,787
TOTAL	30,000	2,787

Description

The Concourse Shopping Centre is a multi-level shopping and leisure scheme located in the heart of Skelmersdale, West Lancashire only a few minutes drive from Junction 4 of the M58. Free onsite parking with over 750 spaces is provided along with onsite bus station and taxi rank.

Rent

Price on Application.

Rates

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.



Planning

We understand that the property has a Class E planning consent.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:

RAWSTRON  **JOHNSON**

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*estimated time of travel

26-09-23 SEPT 2023