



## RUNCORN UNIT M, TRIDENT RETAIL & LEISURE PARK

### LOCATION

Runcorn is located in the Borough of Halton in Cheshire approximately 15 miles south east of Liverpool and 25 miles south west of Manchester.

Situated next to Runcorn Shopping City and an **Asda Superstore**, Trident Retail & Leisure Park comprises over 200,000 sq ft of retail and leisure space and provides 650 free car parking spaces. Anchored by **TK Maxx** and **Aldi** the park is easily accessible via the A533 just off the M56. Other occupiers include **B&M**, **Home Bargains**, **Farmfoods** and **Sports Direct**.

### ACCOMMODATION

The premises provide the following approximate gross internal floor areas:-

Ground Floor 357.68 sq m (3,820 sq ft)

Alternatively, the unit could be split to meet occupier requirements.

### TERMS

The premises are available by way of a new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

### RENT

Upon application.

### ESTATE CHARGE

The current estate charge estimate is £1.50 per sq ft.

### RATES

Rateable Value (2017) £51,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit [www.voa.gov.uk](http://www.voa.gov.uk).

### COSTS

All figures quoted are subject to VAT where applicable. The going party is to be responsible for their own legal costs incurred in the transaction where applicable.

### EPC

The property has an EPC rating of B (49). A copy of the EPC is available upon request.

### SUBJECT TO CONTRACT & WITHOUT PREJUDICE



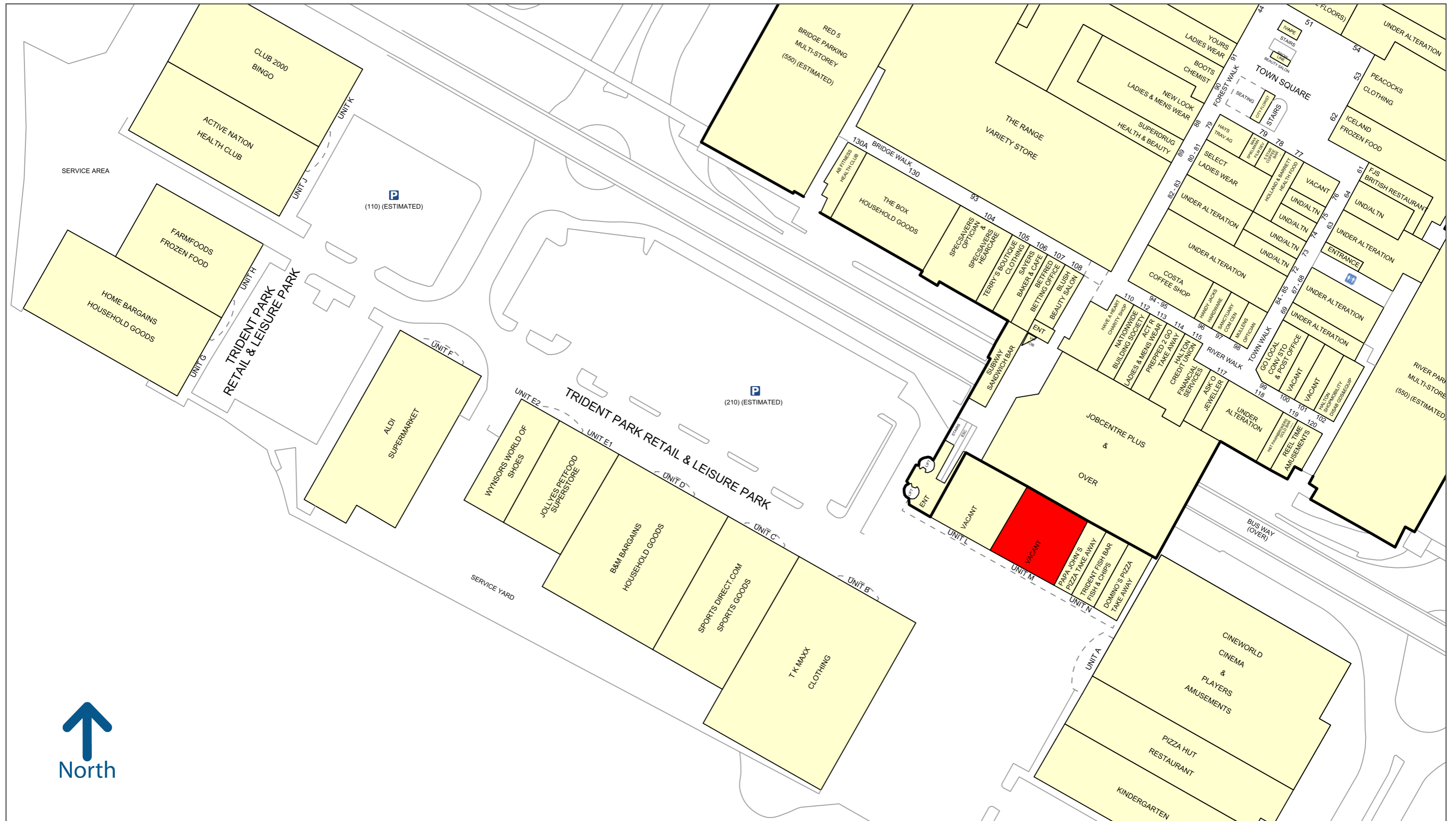
**0161 806 0866**  
metisrealestate.com

Nick McAllester  
nm@metisrealestate.com

Luke Nicholson  
lnicholson@metisrealestate.com

Or via our joint agents

Jamieson Mills  
0207 758 0051



50 metres

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