

# MODERN RETAIL UNIT

**502.83 sq m/5413 sq ft in Total**

## TRIDENT RETAIL & LEISURE PARK RUNCORN WA7 2FQ



A Major Retail and Leisure Park with Open  
A1 Planning



# TO LET

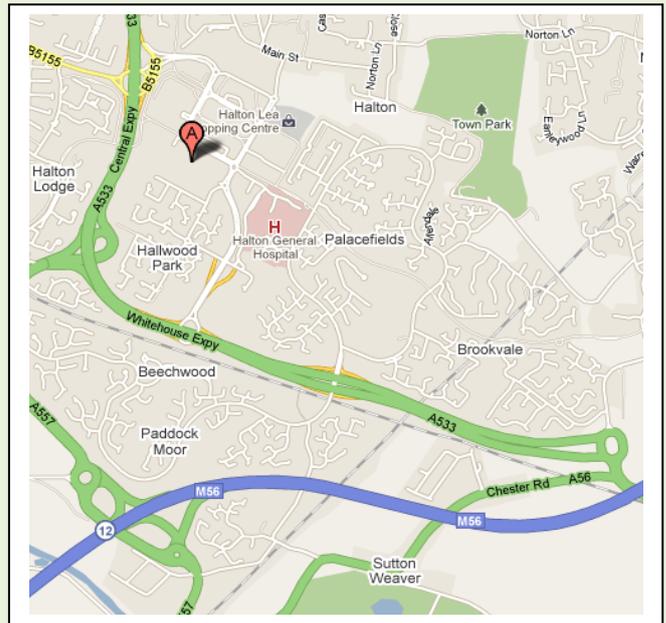
# SITUATED AT THE ENTRANCE TO HALTON LEA SHOPPING CENTRE

## LOCATION/SITUATION

Trident Retail & Leisure Park is located adjoining the Halton Lea Shopping Centre, in the centre of Runcorn. Runcorn is a major 'New Town' that is strategically located in the heart of the North West of England, some 15 miles south east of Liverpool, 9 miles south of Warrington and 18 miles north of Chester. Both junctions 11 and 12 of the M56 Motorway are located within a short car journey from the subjects, making Trident a very accessible shopping and leisure destination to a major population base (which FOCUS estimates as over 1.4million within a 12.5 mile radius). A location plan is shown opposite for ease of reference.

As well as the Halton Lea Shopping Centre, there is a major Asda Supermarket adjacent to the Retail Park and in total it is estimated that there is over 500,000 sq ft of Retail and Leisure facilities here making Trident a popular and busy destination, both by day, and the evening.

## LOCATION PLAN



## DESCRIPTION

Trident comprises approximately 170,000 sq ft of Retail and Leisure Accommodation supported by over 650 car parking spaces. The Park was constructed in 1999 and has a vibrant mix of retailers and leisure operators, as can be seen from the plan below. The subjects stand at the entrance to the adjoining Halton Lea Shopping Centre and close to Cineworld/Dominos Pizza.

## TRIDENT RETAIL & LEISURE PARK – PLAN



## ACCOMMODATION

The property has the following approximate Gross Internal Areas:

UNIT L	Sq M's	Sq Ft
Ground Floor Sales	359.08	3,865
Mezzanine	143.72	1,547
<b>TOTAL</b>	<b>502.80</b>	<b>5,412</b>

## SERVICES

Mains Electricity (3 Phase), Gas, Water, and Drainage are connected to the unit. Please note we have conducted any testing of the Services.

## TERMS

The property is available on a new Full Repairing and Insuring Lease, details on application.  
A service charge is payable (details available upon request).

## RATES

Rateable Value (2013/14): £51,500

Rates Payable (2013/14): £24,256.50

(Interested parties are advised to verify this information via Halton Borough Council)

## COSTS

Each party will be responsible for their professional and legal costs.

## VAT

Will be applicable to all rents.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## VIEWING

To arrange a viewing please call Eddy Cottrell on 01928 733333 or via [eddy@cottrellcommercial.co.uk](mailto:eddy@cottrellcommercial.co.uk)



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