TO LET

RANGE OF UNITS FROM

272 – 10,729 sq.ft

(25 – 997 sq.m)

- Multi-level shopping centre
- Free onsite customer parking
- Suitable for a range of uses (subject to planning)

concourse

Skelmersdale, WN8 6LN

www.theconcourseshoppingcentre.co.uk

ALDI Bright House Argos Iceland PEACOCKS Boots wilko cex

Essentials

- Over 250,000 sq.ft multi-level shopping centre with planned leisure scheme located in the heart of Skelmersdale
- Range of retail units from 272 – 10,729 sq.ft (25 – 997 sq.m)
- Over £8 million proposed investment planned including a 722 seat cinema pre-let to The Light Cinema along with 7 food and beverage outlets in Phase 1
- Internal and external realm improvements to include linking leisure development to core retail area, including new flooring, lighting and redecoration providing a welcoming modern environment
- Free 764 space car park, onsite bus station and taxi rank
- Close to West Lancashire College with a campus in Skelmersdale has 3,500 students and 1,000 employees

concourse

Skelmersdale, WN8 6LN

Rent and rates

The property is elected for VAT. See separate schedule for rent details.

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

Interested parties are to make their own enquiries with the local authority. West Lancashire Borough Council 01695 577177.

Planning

The units are suitable for a variety of uses including, Retail, Food, Leisure, Financial Services. (Subject to planning).

Legal costs

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

Energy performance

Further information available upon request.

concourse

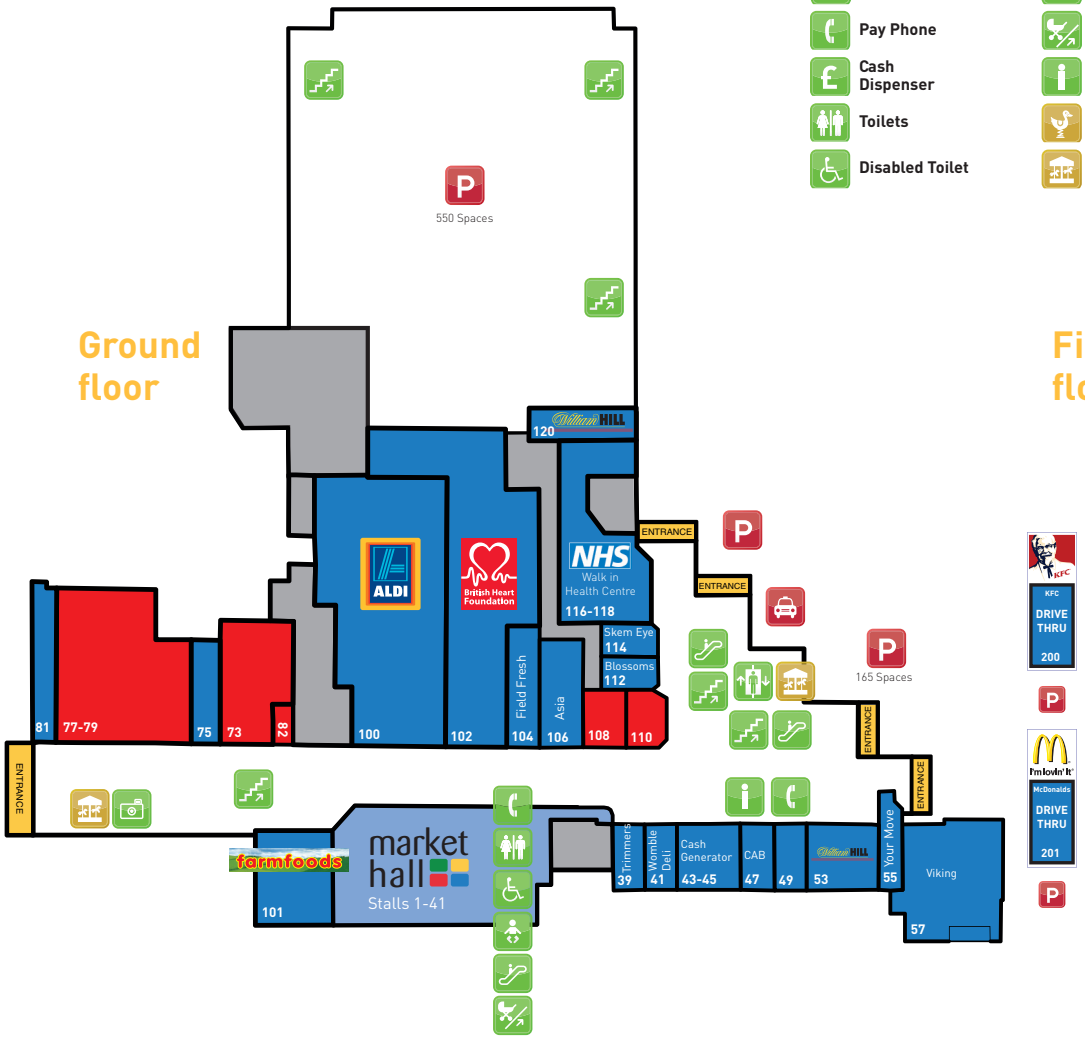
Skelmersdale, WN8 6LN

Site Plans

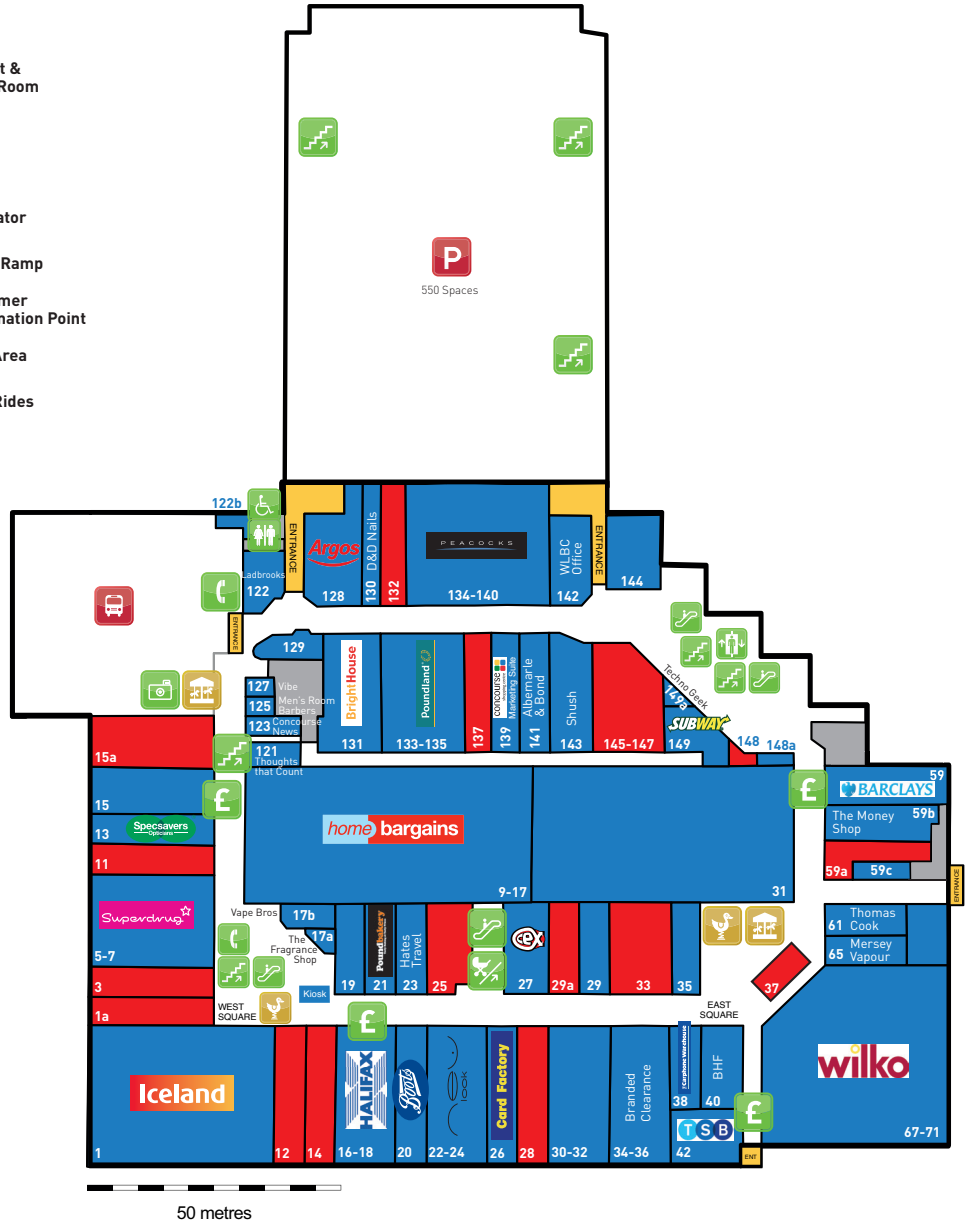
Key

- Taxi Rank
- Bus Station
- Free Car Parking up to 5 hours
- Photo Booth
- Pay Phone
- Cash Dispenser
- Toilets
- Disabled Toilet
- Parent & Baby Room
- Lift
- Stairs
- Escalator
- Pram Ramp
- Customer Information Point
- Play Area
- Kids Rides

Ground floor



First floor



50 metres

All Enquiries

JNL PROPERTY
07717 661 389
www.jnlproperty.co.uk

Jon Lovelady
07717 661 389
jon@jnlproperty.co.uk

Mason Partners
0151 227 1008
MASONPARTNERS.COM

Lee Quinn / Chris Mason
0151 225 0117 / 0207 495 1971
leequinn@masonpartners.com
chrismason@masonpartners.com

LCP
01384 400123
www.lcpproperties.co.uk

Andrew Barrett
07768 068371
abarrett@lcpproperties.co.uk

concourse
Skelmersdale, WN8 6LN

The Concourse, Southway, Skelmersdale,
West Lancashire WN8 6LN

www.theconcourseshoppingcentre.co.uk
www.ConcourseVision.co.uk

Location

- Postcode for sat nav: WN8 6LN
- Situated in the heart of West Lancashire
- Two minute drive from Junction 4 M58
- Great transport links between Liverpool and Manchester

Catchment

	5 minutes	10 minutes	15 minutes
Population	32,881	61,352	250,204
Households	14,087	26,314	105,403

- West Lancashire College with a campus in Skelmersdale has 3,500 students and 1,000 employees

MISREPRESENTATION ACT 1967
London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 736 of the Companies Act 1985) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

SUBJECT TO CONTRACT
We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.