

SHOPPING CENTRE PROPERTY / CLASS E

80 St John's Way St John's Shopping Centre, Liverpool



Rent: On application

Ground Floor Area

351 Sq ft / 33 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

James Moss

Mob: 07977 278229

Email: jmoss@barkerproudlove.co.uk

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Simon Colley

Mob: 07966 181708

Email: simon@barkerproudlove.co.uk

Location:

St Johns is the largest covered shopping centre in Liverpool providing more than 400,000 sq ft of retail and leisure space. Tenants include Iceland, Matalan and Sainsburys as well as JD Sports and The Entertainer.

The subject unit is located on the ground floor of the shopping centre in the section between the main entrance from Elliot Street through to the core of the shopping centre and food court. Nearby occupiers include Aldi, Trespass and McDonalds.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	351	32.61

Rent:

On Application

Tenure:

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £15,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the current year stands at approximately £4,327.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

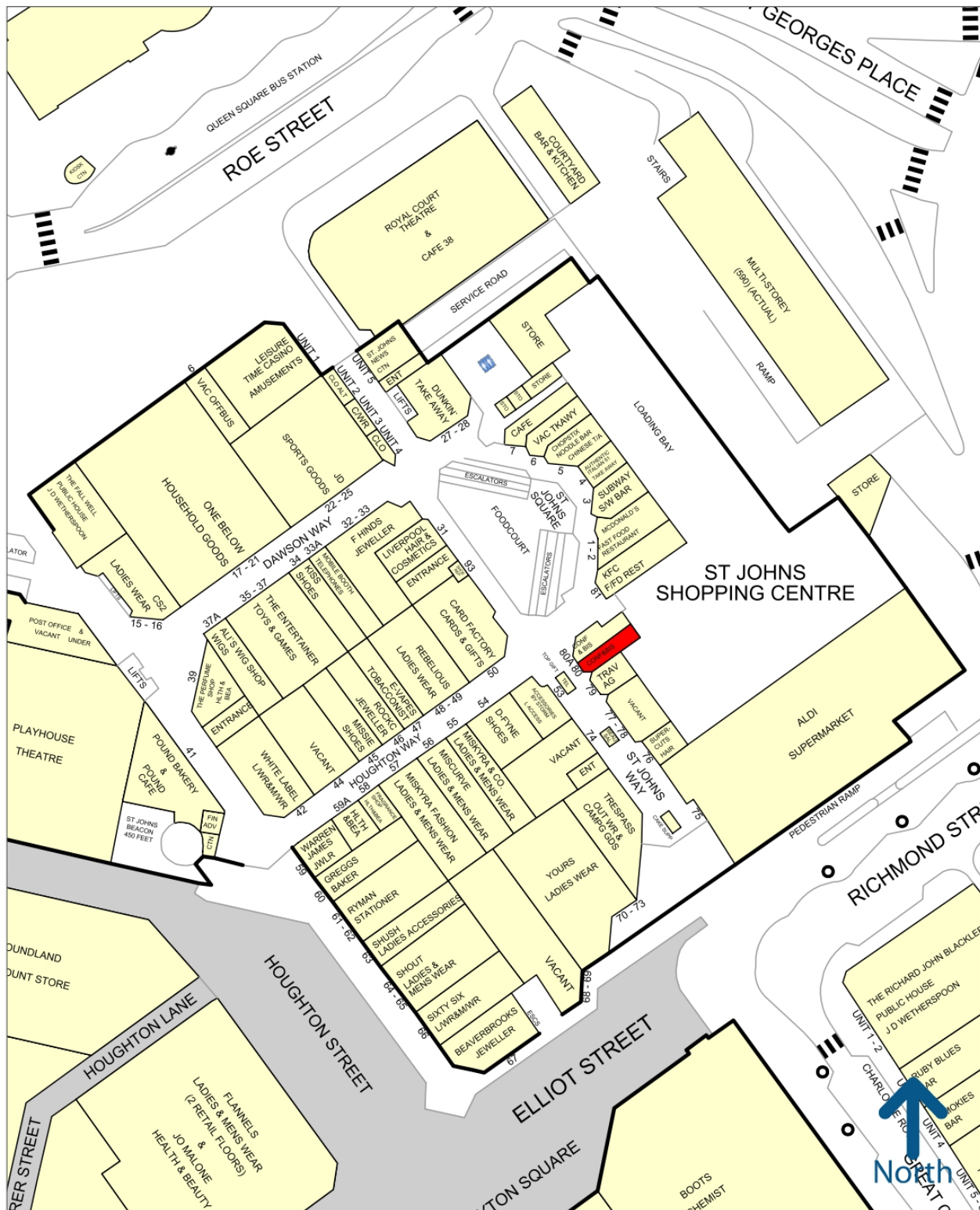
October 2022

Subject to Contract

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Liverpool - Central



50 metres

Experian Goad Plan Created: 01/02/2024

Created By: Barker Proudlove Ltd

