

## SHOPPING CENTRE PROPERTY / CLASS A3

Unit 147 Charlotte Way St John's Shopping Centre, Liverpool

**LET****Rent: On application****Area**

1,411 Sq ft / 131 Sq M

**Viewing Strictly through the sole letting agent.****Barker Proudlove****James Moss****Mob:** 07977 278229**Email:** [jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)**Gary Crompton****Mob:** 07554 402314**Email:** [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**Simon Colley****Mob:** 07966 181708**Email:** [simon@barkerproudlove.co.uk](mailto:simon@barkerproudlove.co.uk)

**Location:**

St Johns Shopping Centre 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, The Entertainer and Aldi.

Subject to Contract

**Demise:**

	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor from	1411	131.09
Ground Floor to	3721	345.69
Basement Ancillary	675	62.71

**Rent:**

Upon application

**Business Rates:**

The premises have a rateable value of £11,250. Further information can be found at Gov.uk or contacting the local business rates department.

From 1st April 2023 the 2023/24 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](http://www.gov.uk).

**Service Charge:**

The on-account service charge for the current year stands at £19,489.

**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:**

February 2020

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