

SHOPPING CENTRE PROPERTY / CLASS A1

53 St Johns Way St John's Shopping Centre, Liverpool

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

891 Sq ft / 83 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**James Moss****Mob:** 07977 278229**Email:** jmoss@barkerproudlove.co.uk**Simon Colley****Mob:** 07966 181708**Email:** 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. The subject unit is located on the ground floor of the shopping centre. The premises benefit from excellent prominence and return frontage at the intersection of Houghton Way and St Johns Way.

Demise:	Sq Ft	Sq M
Ground Floor	891	82.78
Basement Ancillary	456	42.36

Rent:

Upon 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 unit has a rateable value assessment of £36,250.

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 £19,020.

EPC:

Energy Performance Asset Rating - TBC

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:

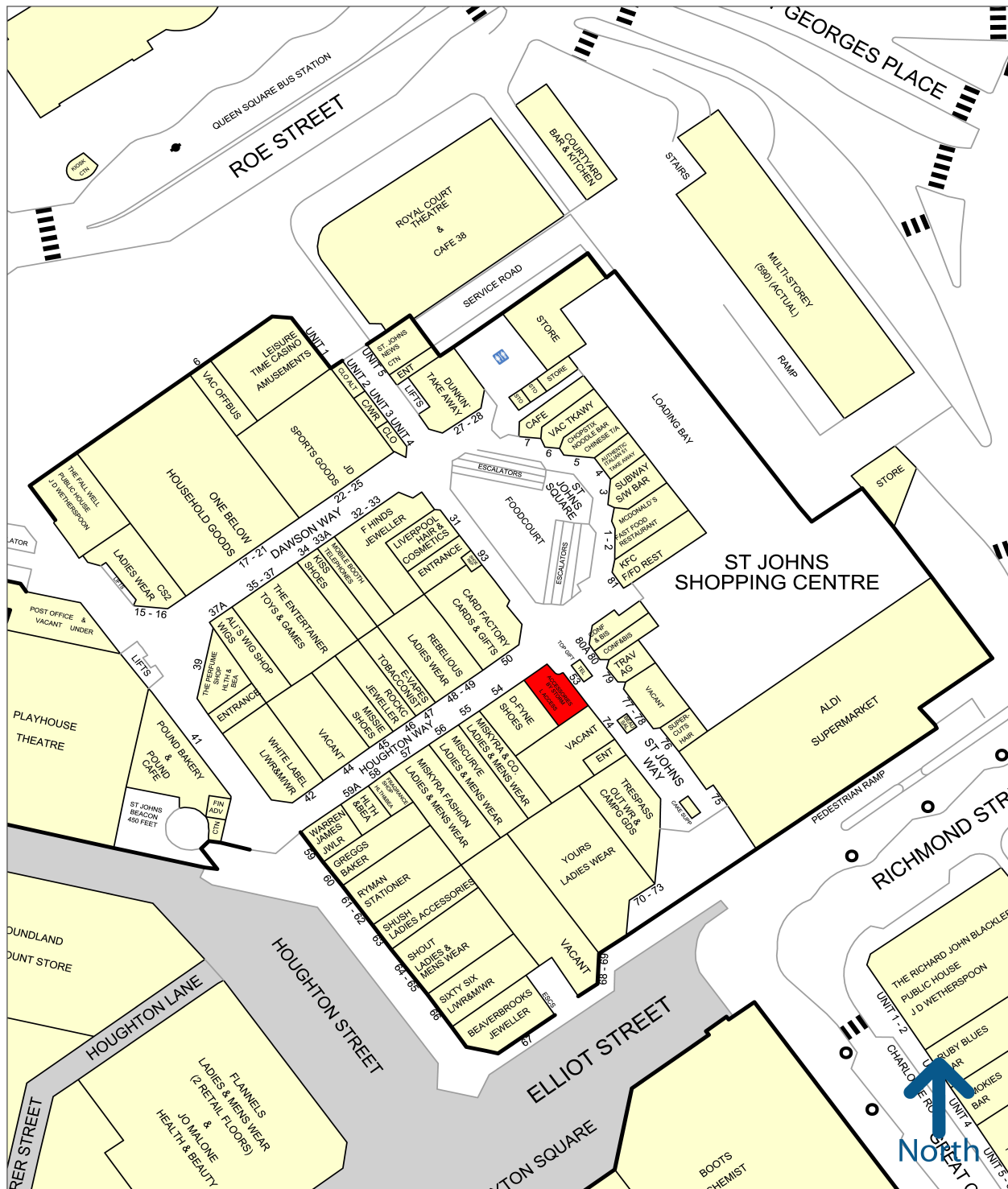
February 2020

Subject to Contract

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Liverpool - Central



50 metres
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