

To Let



Bootle

172 Vermont Way, Strand Shopping Centre

Ground Floor: 2,235 sq ft (207.6 sq m)
Rent on Application

Location & Description:

- Bootle is located within the metropolitan borough of Sefton, some three miles north of Liverpool city centre.
- Bootle has a total resident population of 77,640 and is one of the two main administrative headquarters for the Metropolitan Borough of Sefton.
- The Strand Shopping Centre is Bootle's premier shopping location boasting over 100 retailers in more than 415,000 sq.ft of retail space over two levels, anchored by TJ Hughes, Boots, B&M, Iceland, New Look and Peacocks.
- With an average weekly footfall of approximately 110,000 (2018), the centre attracts shoppers from within the core catchment.

Demise:

Ground Floor 2,235 sq ft (207.6 sq m)

Rent:

Available upon request.

Lease:

New FRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £12,378 per annum.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £6,800.

Date Prepared:

October 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Gary Crompton

07554 402314

gary@barkerproudlove.co.uk

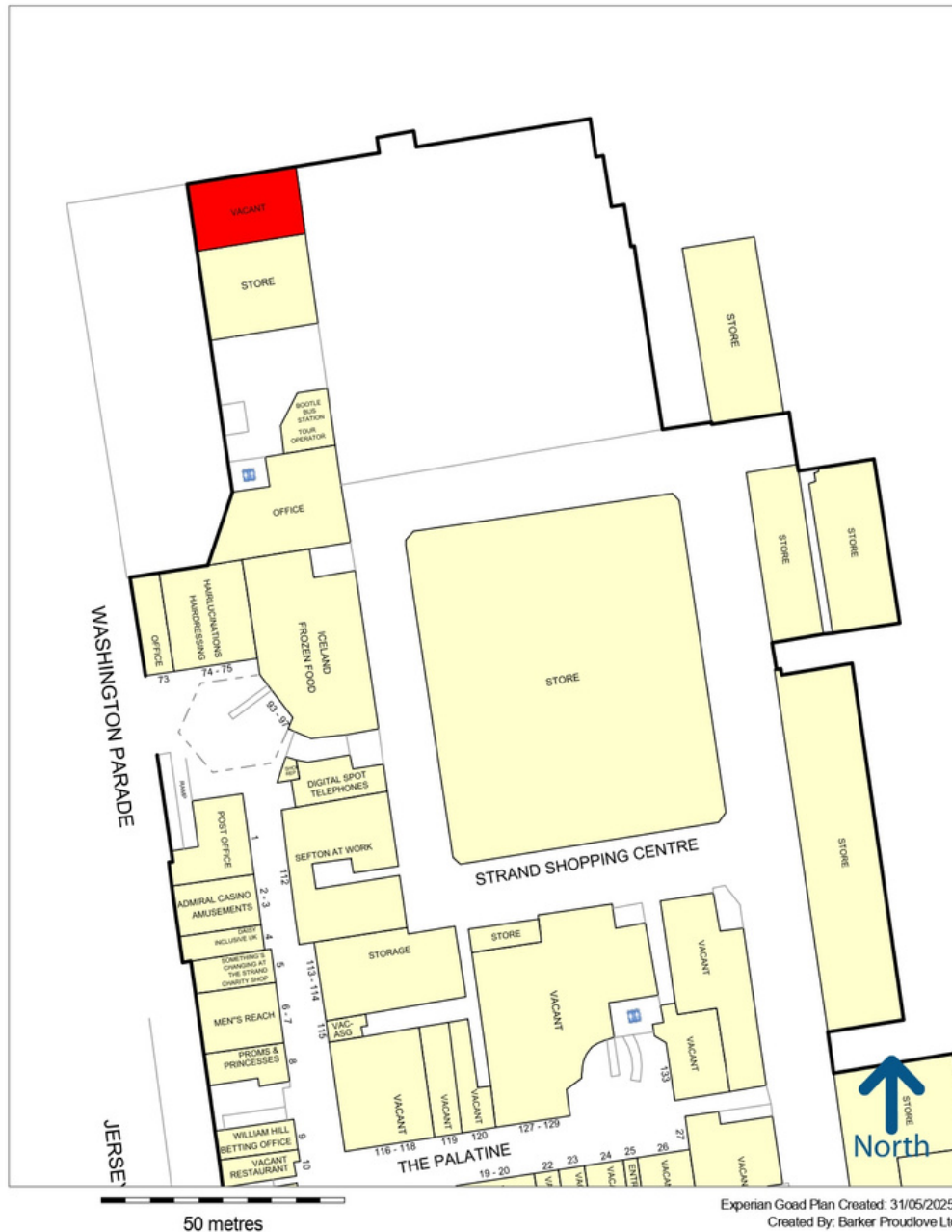
Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk



Boottle



Experian Good Plan Created: 31/05/2025
Created By: Barker Proudlove Ltd



Copyright and confidentiality Experian, 2024. © Crown
copyright and database rights 2024. OS AC0000807366

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.