

# To Let



## Bootle

9 The Palatine, Strand Shopping Centre, L20 4XX

Ground Floor: 718 sq ft (66.71 sq m)

Rent on Application

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**Location & Description:**

- **Bootle is located within the metropolitan borough of Sefton, some 3 miles north of Liverpool city centre.**
- **Bootle has a total resident population of 77,640 and is one of the 2 main administrative headquarters for the metropolitan borough of Sefton.**
- **The Strand Shopping Centre is Bootle's premier shopping location with two levels of retail anchored by JD Sports, TJ Hughes, Boots, B&M, Iceland, New Look and Peacocks.**

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**Demise:**

Ground Floor 718 sq ft (66.71 sq m)

**Rent:**

Available upon request.

**Lease:**

A new eFRI lease for a term of years to be agreed.

**Service Charge:**

On account service charge stands at approximately £4,783.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2026) – £3,100.

**Date Prepared:**

May 2026

**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.

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