Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS E

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

TO LET

Rent: **On application**

Ground Floor Area

1,994 Sq ft / 185 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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 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	1,994	185.28
Ancillary	2,027	188.29

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 premises currently has a rateable value of £61,500. 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 £52,179.

EPC:
Energy Performance Asset Rating - C

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:
July 2022

Subject to Contract

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Liverpool - Central

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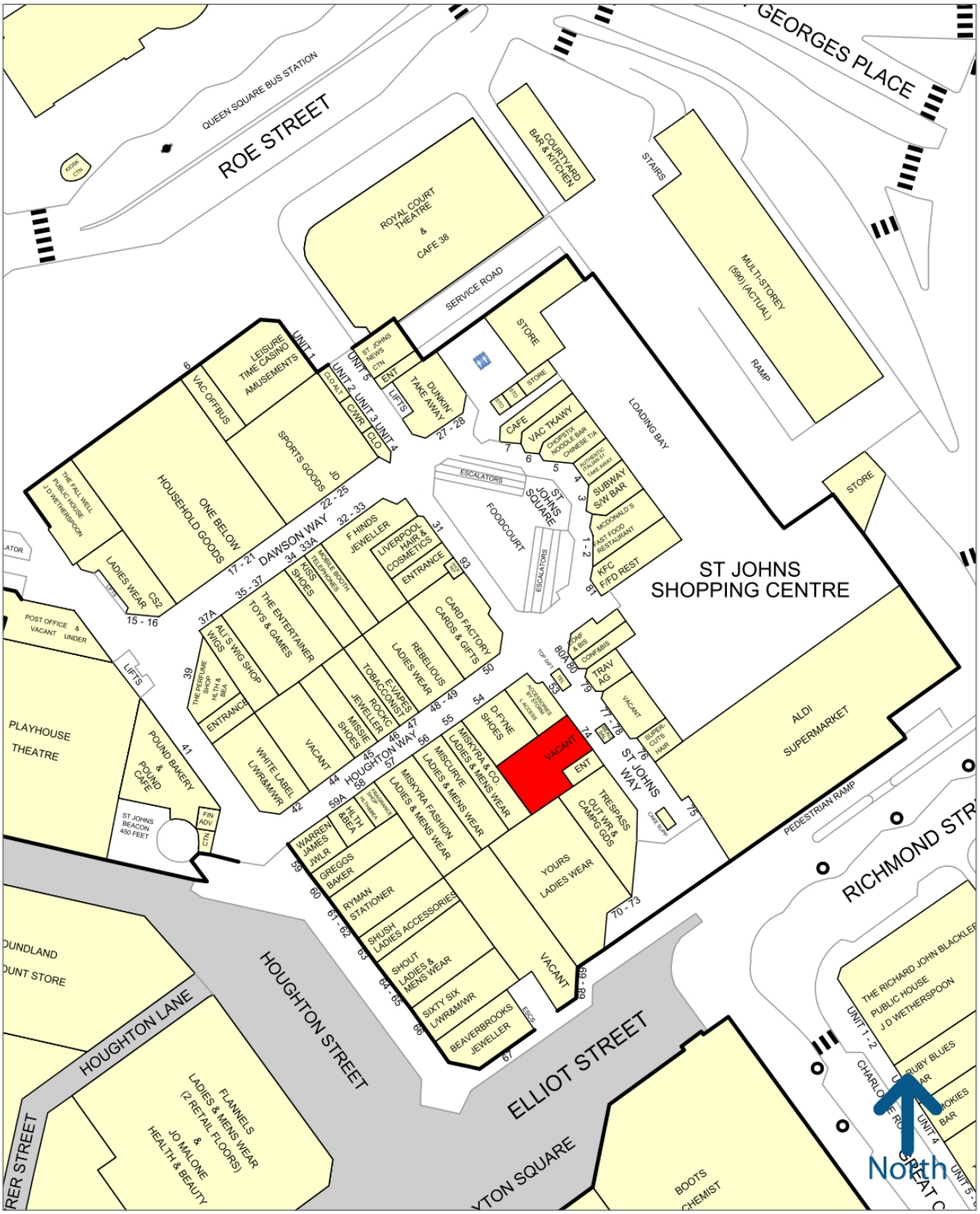

50 metres

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