Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS E

165 Parkside, Unit 1b, Strand Shopping Centre, Bootle



LET

Rent: **On application**

Ground Floor Area

270 Sq ft / 25 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:
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. The scheme is 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.

Accommodation:
The premises comprise the following approximate net internal floor areas:

Demise:	**Sq Ft**	**Sq M**
Ground Floor	270	25.08

Rent:
Upon application

Tenure:
The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates:
The premises currently has a rateable value of £16,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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 year 2022 stands at approximately £1,750.

EPC:
Energy Performance Asset Rating - Available on request

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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experian.

Bootle

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50 metres

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