

SHOPPING CENTRE PROPERTY / CLASS E

Unit 22, 10 Cherry Square Cherry Tree Shopping Centre, Wallasey CH44 5XU

**Rent: On application****Ground Floor Area**

535 Sq ft / 50 Sq M

LET**Viewing Strictly through the sole letting agent.****Barker Proudlove****Grant Owens****Mob:** 07808 646576**Email:** grant@barkerproudlove.co.uk

Location:

Cherry Tree Shopping Centre forms the town centre retail provision for Wallasey. The scheme is anchored by Primark, B&M Bargains and Peacocks providing 180,000 sq ft of retail space and benefits from 250 free surface car parking spaces.

Other key tenants include Costa Coffee, Holland & Barrett, Bonmarche and Card Factory.

The subject premises are located on Cherry Square with nearby occupiers including Heron Foods, B&M and Holland & Barrett.

Demise:	Sq Ft	Sq M
Ground Floor	535	49.7
First Floor	216	20.1

Rent:

Rent available 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 £7,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 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 year 2023 stands at approximately £5,696.

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 2023

Subject to Contract

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