

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 26, 23 Greenfield Way Cherry Tree Shopping Centre, Wallasey

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

506 Sq ft / 47 Sq M

**TO
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 Greenfield Way with nearby occupiers including Card Factory, Peacocks and B&M.

Demise:	Sq Ft	Sq M
Ground Floor	506	47.01
First Floor	249	23.13

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 unit has a rateable value assessment of £5,800.

For further details visit Gov.uk or contact the business rates department in 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.

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:

February 2020

Subject to Contract

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