

## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 27, 21 Greenfield Way Cherry Tree Shopping Centre, Wallasey

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

405 Sq ft / 38 Sq M

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

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	405	37.63

**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 £4,500.

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](http://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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