

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 37-39, 3-5 Liscard Way Cherry Tree Shopping Centre, Wallasey



Rent: £38,500 PA

Area

2,979 Sq ft / 277 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Cherry Tree Shopping Centre forms the town centre retail

provision for Wallasey. The scheme is anchored by Primark, B&M Bargains, Wilkinson 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 Liscard Way with nearby occupiers including The Carphone Warehouse, Cash Converters and Hays Travel.

Demise:	Sq Ft	Sq M
Ground Floor	2979	276.76
First Floor	1185	110.09

Rent:

We are seeking rental offers in the order of £38,500 per annum exclusive.

Sale price is 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 unit has a 2017 rateable value assessment of £31,250.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small

Service Charge:

The on-account service charge for the year 2018 stands at approximately £11,702.

EPC:

Energy Performance Asset Rating - D

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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