

## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 44, 8 Greenfield Way Cherry Tree Shopping Centre, Wallasey

**Rent: £24,750 PA****Area**

797 Sq ft / 74 Sq M

**TO  
LET****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 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   | 797          | 74.04       |
| First Floor    | 370          | 34.37       |

**Rent:**

We are seeking rental offers in the order of £24,750 per annum exclusive.

**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 £7,800.

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](http://www.gov.uk).

**Service Charge:**

Available on request.

**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:**

February 2020

Subject to Contract

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Wallasey (Liscard)

