

**SHOPPING CENTRE PROPERTY / CLASS E**

68-69 Elliot Street, St John's Shopping Centre, Liverpool

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

4,880 Sq ft / 453 Sq M

**Viewing Strictly through the sole letting agent.****Barker Proudlove****James Moss****Mob:** 07977 278229**Email:** [jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)**Gary Crompton****Mob:** 07554 402314**Email:** [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

**Location:**

St Johns Shopping Centre is the largest covered shopping centre in Liverpool providing more than 400,000 sq ft of retail and leisure space. Tenants include Wilko, Iceland, Matalan and Sainsburys as well as JD Sports, The Entertainer and Aldi. The subject unit is located on the ground floor of the shopping centre. The unit benefits from its busy, external location opposite the new 120,000 sq ft Flannels store, Clayton Square Shopping Centre and in close proximity to Lime Street and Central Stations.

**Demise:**

|                    | <b>Sq Ft</b> | <b>Sq M</b> |
|--------------------|--------------|-------------|
| Ground Floor       | 4,880        | 453.37      |
| Basement Ancillary | 2,036        | 189.15      |

**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 2017 rateable value assessment of £81,000.

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

The Chancellor has announced that 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 businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the year 2022 stands at approximately £62,728 per annum.

**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.

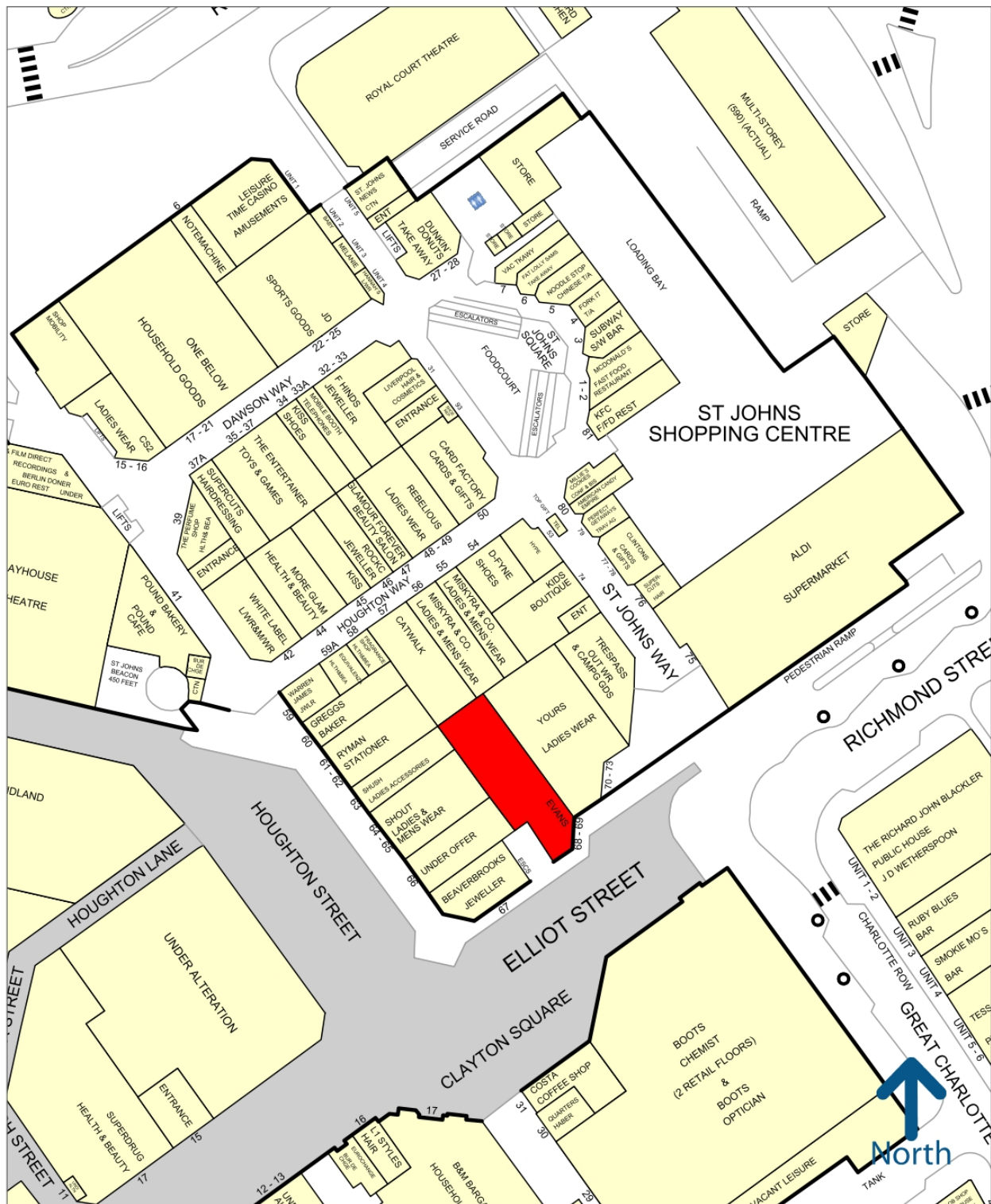
**Date Prepared:**

February 2022

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Liverpool - Central



Experian Goad Plan Created: 04/02/2022  
Created By: Barker Proudlove Ltd

50 metres