

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 148, Charlotte Way St John's Shopping Centre, Liverpool

**LET****Rent: On application****Area**

1,264 Sq ft / 117 Sq M

Viewing Strictly through the joint letting agents.**Barker Proudlove**

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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 first floor of the shopping centre with an external entrance in close proximity to Lime Street Station.

Demise:	Sq Ft	Sq M
Ground Floor	1264	117.43
First Floor	821	76.27

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 £37,250.

As the Rateable Value is less than £51,000, the business rates 'Retail Discount' scheme may apply. Subject to eligibility, this could reduce the rates payable by one third between 2019-2020 and 2020-2021.

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 businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2019 stands at approximately £24,699 per annum.

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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