

SHOPPING CENTRE PROPERTY / CLASS A1

157 Parkside Strand Shopping Centre, Bootle



Rent: On application

Area

3,221 Sq ft / 299 Sq M

**UNDER
OFFER**

Viewing Strictly through the joint letting agents.

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Location:

Bootle is located within the metropolitan borough of Sefton, some three miles north of Liverpool city centre. Bootle has a total resident population of 77,640 and is one of the two main administrative headquarters for the metropolitan borough of Sefton.

The Strand Shopping Centre is Bootle's premier shopping location boasting over 100 retailers in more than 415,000 sq.ft of retail space over two levels. The scheme is anchored by Marks & Spencer, Wilkinsons, Boots, B&M, Iceland, New Look, Peacocks and Tesco Metro. With an average weekly footfall of approximately 200,000, the centre attracts shoppers from within the core catchment.

Demise:	Sq Ft	Sq M
Ground Floor Sales	3221	299.24
Basement Ancillary	1720	159.79

Rent:

Upon Application.

Tenure:

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Business Rates:

We understand that the unit is assessed under the 2010 revaluation at £92,500. From 1 April 2015 the Rates Payable will be £45,602 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Sefton Council.

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:

£23,534 for the current service charge year.

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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