



SHOPPING CENTRE PROPERTY / CLASS A1
MSU2 Strand Shopping Centre, Bootle



**TO
LET**

Rent: On application
Ground Floor Area
9,788 Sq ft / 909 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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 TJ Hughes, Boots, B&M, Iceland, New Look and Peacocks. With an average weekly footfall of approximately 110,000 (2018), the centre attracts shoppers from within the core catchment.

The subject premises are located adjacent to a 30,000 sq ft TJ Hughes.

Demise:	Sq Ft	Sq M
Ground Floor Sales	9733	904.23
First Floor (optional)	22000	2043.87

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.

Business Rates:

The unit has a 2017 rateable value assessment of £53,300.

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

Service Charge:

The on-account service charge for the year 2020 stands at approximately £28,880 per annum.

EPC:

Energy Performance Asset Rating - E

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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