



SHOPPING CENTRE PROPERTY / CLASS A3
305 Stanley Road Strand Shopping Centre, Bootle



**UNDER
OFFER**

Rent: £35,000 PA
Ground Floor Area
1,249 Sq ft / 116 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Andrew McGuinness

Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

Chris Nutter

Mob: 07927 561994

Email: chris@barkerproudlove.co.uk

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 unit is located on Stanley Road with dual entrances both on the mall and the external Stanley Road frontage therefore offering the potential for out of hours trade.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1249	116.04

Rent:

Upon application.

Tenure:

Subject to vacant possession, the premises are available by way of an 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 £23,000.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £12,463 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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