

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



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

**UNDER
OFFER**

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 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 rateable value assessment of £7,100.

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

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Upon application.

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:

May 2023

Subject to Contract

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