

**LIVERPOOL**

**Unit 148 Charlotte Way, St John's Shopping  
Centre , L1 1NB**

**Lambert  
Smith  
Hampton**



## EXTERNAL FACING UNIT TO LET

### Location

St Johns is the largest covered shopping centre in Liverpool city centre providing over 360,000 sq.ft of retail accommodation on two trading levels. The centre provides a 621 space shoppers car park and the city's only covered food court. The centre benefits for an annual footfall of 16 million.

### Description

The unit is situated on the upper level of the St Johns Shopping Centre with external frontage to Elliot Street, adjacent to JD Sports and nearby retailers including Argos and Boots.

### Schedule of Accommodation

The premises comprise ground and basement levels and provide the following approximate floor areas:-

<b>Ground Floor Sales</b>	117.43 Sq M	( 1,264 Sq Ft )
<b>Basement Anc</b>	76.27 Sq M	( 821 Sq Ft )

### Terms

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

### Rent

Rental offers are sought in the region of £55,000 per annum exclusive.

Service charge and insurance for the current year is £25,278 per annum.

### Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2017) £37,250

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

### VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

The property has an EPC rating of C(68). A full copy of the EPC is available upon request from the agents.

### Subject to Contract

### VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

<b>Tim Letts</b> 0161 228 6411 tletts@lsh.co.uk	<b>Richard Lyons</b> 0161 228 6411 rlyons@lsh.co.uk	<b>Joint Agent - Jamieson Mills</b> 020 7758 0051
---	---	--

**0161 228  
6411  
www.lsh.co.uk**

**3 Hardman Street,  
Spinningfields  
Manchester M3 3HF**



50 metres

Experian Goad Plan Created: 10/03/2017  
Created By: Lambert Smith Hampton



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

**Misrepresentation Act**

© Lambert Smith Hampton  
Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.