

# 42

## HOUGHTON WAY | LIVERPOOL

### Location

St Johns shopping centre is the largest covered shopping centre in Liverpool providing more than 413,000 sq ft of retail and leisure space. Tenants include: New Look, Wilkos, Matalan and Sainsburys as well as JD Sports, The Entertainer and Thorntons.

The unit is located on the ground floor in a highly prominent corner location and directly opposite one of the main entrances to the scheme.

### Accommodation

The property is arranged over one floor at ground level providing the following areas:

Ground	1,905 sq ft	176.9 sq m
<b>Total</b>	<b>1,905 sq ft</b>	<b>176.9 sq m</b>

### Term

The property is available by way of a new 10 year effective full repairing and insuring lease subject to rent review at year 5.

### Rent

£77,500 per annum exclusive

### Service Charge

The service charge for this unit is £20,797 per annum.

### Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value: £80,000  
Rates Payable: £38,320



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RETAIL

## EPC

Certificate available on request

## Legal

Each party is responsible for its own legal costs incurred in this transaction.

## Viewing

For further information, please contact :

**Rowen Grandison**

+44 (0) 207 861 5191

+44 (0) 7733 303 121

[rowen.grandison@knightfrank.com](mailto:rowen.grandison@knightfrank.com)

**David Legat**

+44 (0) 207 861 5119

+44 (0) 7973 621 292

[david.legat@knightfrank.com](mailto:david.legat@knightfrank.com)

**SUBJECT TO CONTRACT**

Alternatively please contact our joint agents  
**Barker Proudlove** on +44 (0) 113 388 4848



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