

# TO LET

Unit 152-153, Charlotte Way  
St John's Shopping Centre  
Liverpool



## Location

St Johns Shopping Centre is the largest covered shopping centre in Liverpool providing more than 400,000 sq ft of retail and leisure space. Tenants include Wilko, Iceland, Matalan and Sainsburys as well as JD Sports, The Entertainer and Aldi. The subject unit is located on the first floor of the shopping centre in close proximity to Home Bargains and Argos.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,817	168.8
First Floor Ancillary	1,490	138.4

## Rent

Upon application

## Tenure

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £60,000. For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2019 stands at approximately £35,653 per annum.

## EPC

Energy Performance Asset Rating - C

## 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.

SUBJECT TO CONTRACT

Details prepared June 2019

Viewing Strictly through the joint letting agents.

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