



# 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.

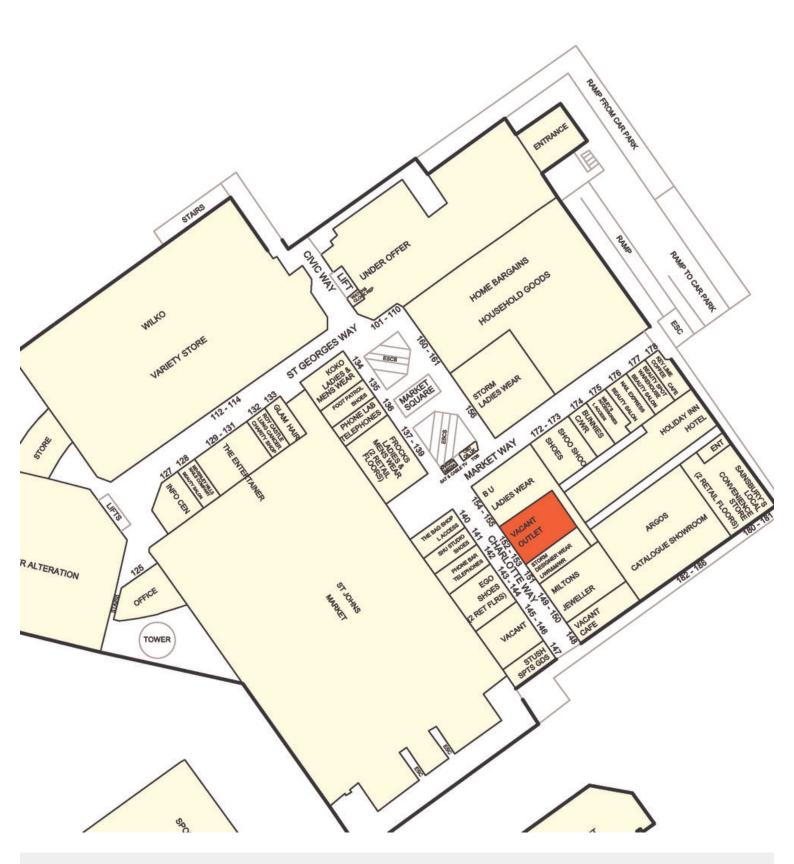
**Barker Proudlove** 

**Gary Crompton** +44 (0)161 631 2855 +44 (0)7554 402314 gary@barkerproudlove.co.uk

**Richard Barker** +44 (0)113 388 4856 +44 (0)7771 604525 richard@barkerproudlove.co.uk

Knight Frank **David Legat** +44 (0)20 7861 5119 +44 (0)7973 621 292 david.legat@knightfrank.com

info@barkerproudlove.co.uk
Particulars last updated 26/06/2019



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2019.