

TO LET

305 Stanley Road
The Strand Shopping Centre
Bootle



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 Marks & Spencer, Wilkinsons, Boots, B&M, Iceland, New Look and Peacocks. With an average weekly footfall of approximately 200,000, 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.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,249	116.0
First Floor Ancillary	892	82.9

Rent

We are seeking offers in the order of £35,000 per annum exclusive.

Tenure

The premises are available by way of an effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £35,463. From 1 April 2016 the Rates Payable will be £17,625 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Sefton Council.

Service Charge

The on-account service charge for the year 2016 stands at approximately £14,501.

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.

SUBJECT TO VACANT POSSESSION

SUBJECT TO CONTRACT

Details prepared July 2016

Viewing Strictly through the sole letting agent.

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