

# TO LET

136 Mons Square  
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.

TJ Hughes are due to open their new 30,000 sq ft store in October 2015.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	898	83.4
Basement Ancillary	413	38.4

## Rent

Upon Application

## Tenure

The premises are available by way of a new 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 £32,000. From 1 April 2015 the Rates Payable will be £15,776 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.

## 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 CONTRACT

Details prepared August 2015

Viewing Strictly through the sole letting agent.

Barker Proudlove

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