

# Tushingham Moore

CHARTERED SURVEYORS

## LIVERPOOL

### UNIT 134 MARKET SQUARE, ST JOHNS SHOPPING CENTRE UNIT TO LET

AWAITING PHOTO

#### Ground Floor Sales

99.4 sq.m (1,070 sq.ft)

#### First Floor Ancillary

37.7 sq.m (406 sq.ft)

#### Rent

£45,000 per annum exclusive

**Available on a short term or flexible basis**

#### Location

St Johns is the largest covered shopping centre in Liverpool city centre providing over 360,000 sq.ft of retail accommodation over two trading levels, together with a 621 space shoppers car park and the city's only covered food court. The centre benefits from an annual footfall of 16 million.

The unit is situated on the upper level of the St Johns Shopping Centre which is anchored by **Wilkinson, Home Bargains** and **St Johns Market**. In addition the unit is surrounded by a number of independent fashion retailers.

#### Accommodation

The premises comprises ground floor only and provide the following approximate floor area:-

Ground Floor Sales	99.4 sq.m	(1,070 sq.ft)
First Floor Ancillary	37.7 sq.m	(406 sq.ft)

*(All measurements have been calculated in imperial and converted to metric).*

#### Terms

The premises are available on a new lease basis.

#### Rent

£45,000 per annum exclusive.

#### Service Charge

For the year ending 2014/15 £17,228 per annum.

#### Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2010)	£38,600
UBR (2014/15)	48.2p
Rates Payable (2014/15)	£18,605

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501)

#### Costs

1. All figures quoted are subject to VAT where applicable.
2. The ingoing party is to be responsible for their own legal costs incurred in the transaction.

#### Viewing

Appointments to view should be made strictly by prior appointment through Nick McAllester or Tim Letts of this office or alternatively contact our joint agent Jamieson Mills (Tel: 0207 758 0053).

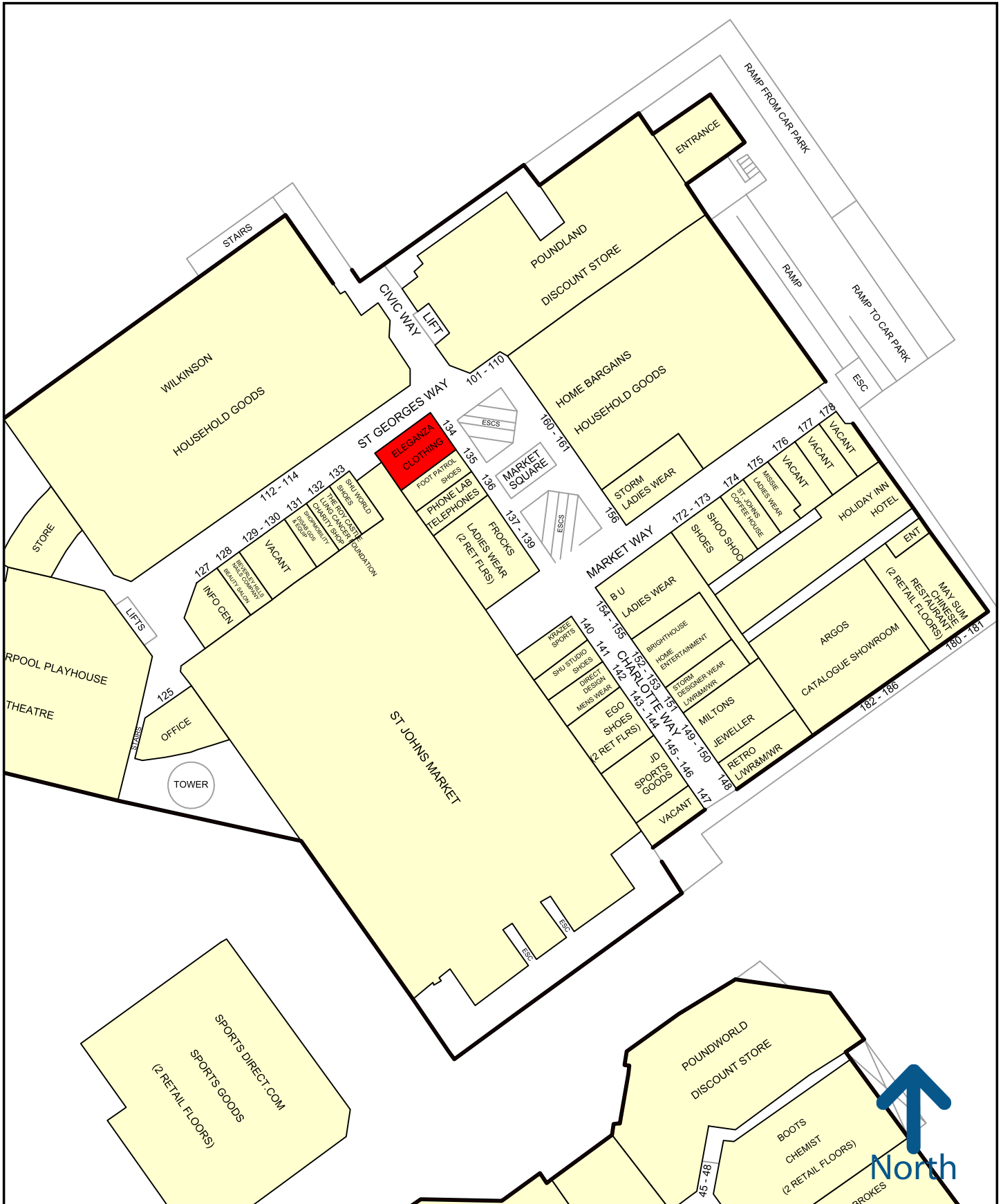
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**SUBJECT TO CONTRACT & WITHOUT PREJUDICE**

Acresfield, St Ann's Square,  
Manchester, M2 7HA  
Fax: 0161 833 1630

**0161 833 1197**  
[www.tushinghammoore.co.uk](http://www.tushinghammoore.co.uk)

MISREPRESENTATION ACT: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.



50 metres

Experian Goad Plan Created: 13/01/2015  
Created By: Tushingham Moore

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

# Energy Performance Certificate

Non-Domestic Building

 HM Government

134 Market Square  
St. Johns Precinct  
LIVERPOOL  
L1 1LZ

Certificate Reference Number:  
9316-3037-0624-0700-6405

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

**A+**

..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **93**

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	152
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	101.38

## Benchmarks

Buildings similar to this one could have ratings as follows:

**34** If newly built

**91** If typical of the existing stock