

# TO LET

51 Medway  
The Strand  
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 TJ Hughes, 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.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	914	84.9
First Floor	513	47.7

## Rent

On 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

The unit has a 2017 draft valuation rateable value assessment of £28,250.

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 2016 stands at approximately £14,859.

## EPC

Energy Performance Asset Rating - TBC

## 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 October 2016

**Viewing Strictly through the sole letting agent.**

Barker Proudlove

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