

# TO LET

Unit 26, 23 Greenfield Way Cherry Tree Shopping Centre Wallasey



### Location

Cherry Tree Shopping Centre forms the town centre retail provision for Wallasey. The scheme is anchored by Primark, B&M Bargains, Wilkinson and Peacocks providing 180,000 sq ft of retail space and benefits from 250 free surface car parking spaces.

Other key tenants include Costa Coffee, Holland & Barrett, Bonmarche and Card Factory.

The subject premises are located on Greenfield Way with nearby occupiers including Card Factory, Peacocks and B&M.

#### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	506	47.0
First Floor	249	23.1

## Rent

We are seeking rental offers in the order of £16,250 per annum exclusive.

#### **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 £10,750. 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 2018 stands at approximately £3,761.

#### **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 May 2018

## Viewing Strictly through the sole letting agent.

Barker Proudlove

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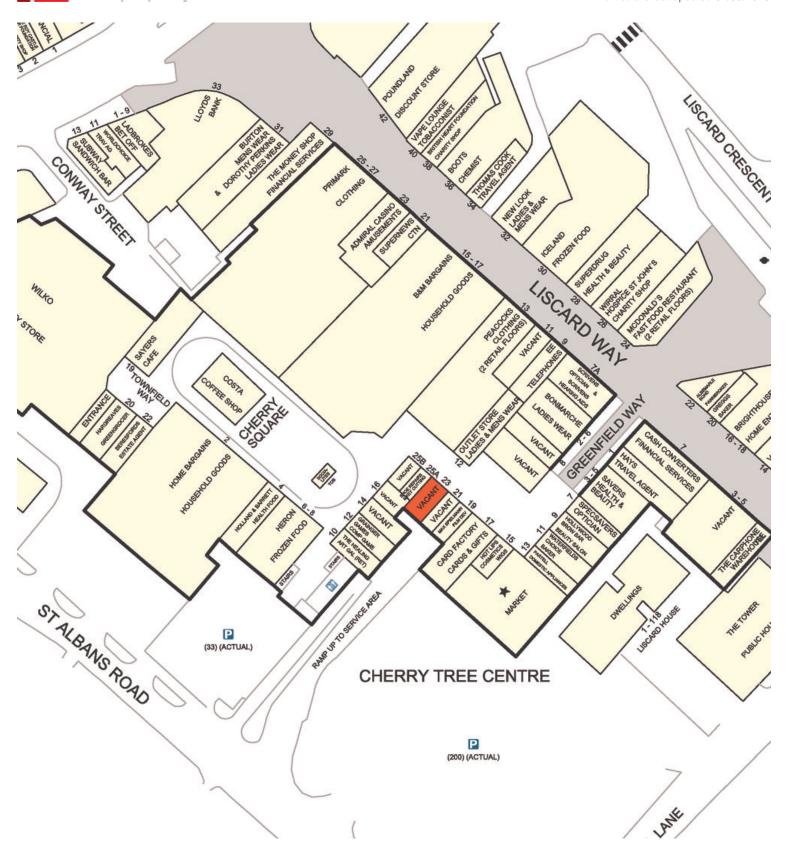
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Particulars last updated 31/05/2018



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