

**LIVERPOOL**

**61-62 Houghton Street, St John's Shopping  
Centre, L1 1LP**

**Lambert  
Smith  
Hampton**



## SHOP UNIT TO LET

### Location

St Johns Shopping Centre is the largest covered shopping centre in Liverpool providing more than 413,000 sq.ft of retail accommodation over two trading levels, together with a 621 space shoppers car park and the City's only covered foodcourt. The Centre benefits from an annual footfall of approximately 15 million.

### Description

The unit occupies a very prominent location with the benefit of external frontage onto Houghton Street/Parker Street. It is adjacent to Greggs and nearby Rymans and Beaverbrooks.

### Schedule of Accommodation

The unit comprises ground and basement levels and provides the following approximate floor areas:

<b>Ground Floor</b>	221.01 Sq M	( 2,379 Sq Ft )
<b>Basement</b>	153.94 Sq M	( 1,657 Sq Ft )

### Terms

The premises are available on a new effective FRI Lease.

### Rent

Rent upon application.

The current service charge and insurance liability is £40,884 pa and £1,502 pa respectively.

### Rates

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

Rateable Value (2017) £96,000

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

### VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

The property has an EPC rating of E(109).

### Subject to Contract

### VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

<b>Tim Letts</b> 0161 228 6411 tletts@lsh.co.uk	<b>Richard Lyons</b> 0161 228 6411 rlyons@lsh.co.uk	<b>Joint Agent - Jamieson Mills</b> 020 7758 0051
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**0161 228  
6411  
www.lsh.co.uk**

**3 Hardman Street,  
Spinningfields  
Manchester M3 3HF**



50 metres

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Created By: Lambert Smith Hampton



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