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





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:

Ground Floor	221.01 Sq M	(2,379 Sq Ft)
Basement	153.94 Sq M	(1,657 Sq Ft)

Terms

The premises are available on a new effective FRI Lease.

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

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: **Tim Letts**

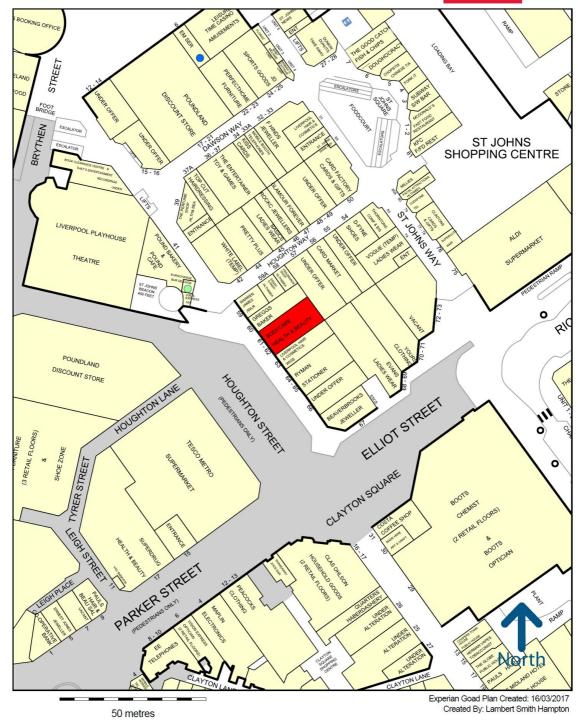
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