

**LIVERPOOL**

**22-23 Dawson Way, St John's Shopping Centre,  
L1 1LH**

**Lambert  
Smith  
Hampton**



## SHOP UNIT TO LET

### 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 for an annual footfall of approximately 15 million.

### Description

The unit occupies a strong trading location close to the Roe Street entrance to St John's. It is adjacent to JD and Poundland with other prominent retailers nearby including F Hinds and The Entertainer.

### Schedule of Accommodation

The premises comprise ground floor retail accommodation together with basement storage and provides the following approximate floor areas:-

<b>Ground Floor</b>	218.04 Sq M	( 2,347 Sq Ft )
<b>Basement</b>	122.54 Sq M	( 1,319 Sq Ft )

### Terms

The premises are available on a new effectively full repairing and insuring lease.

### Rent

Rent upon application.

The current service charge and insurance liability is £36,949 and £1,345 pa respectively.

### Rates

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

Rateable Value (2017) £67,500

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 C(53). A full copy of the EPC is available upon request from the agents.

### Subject to Contract

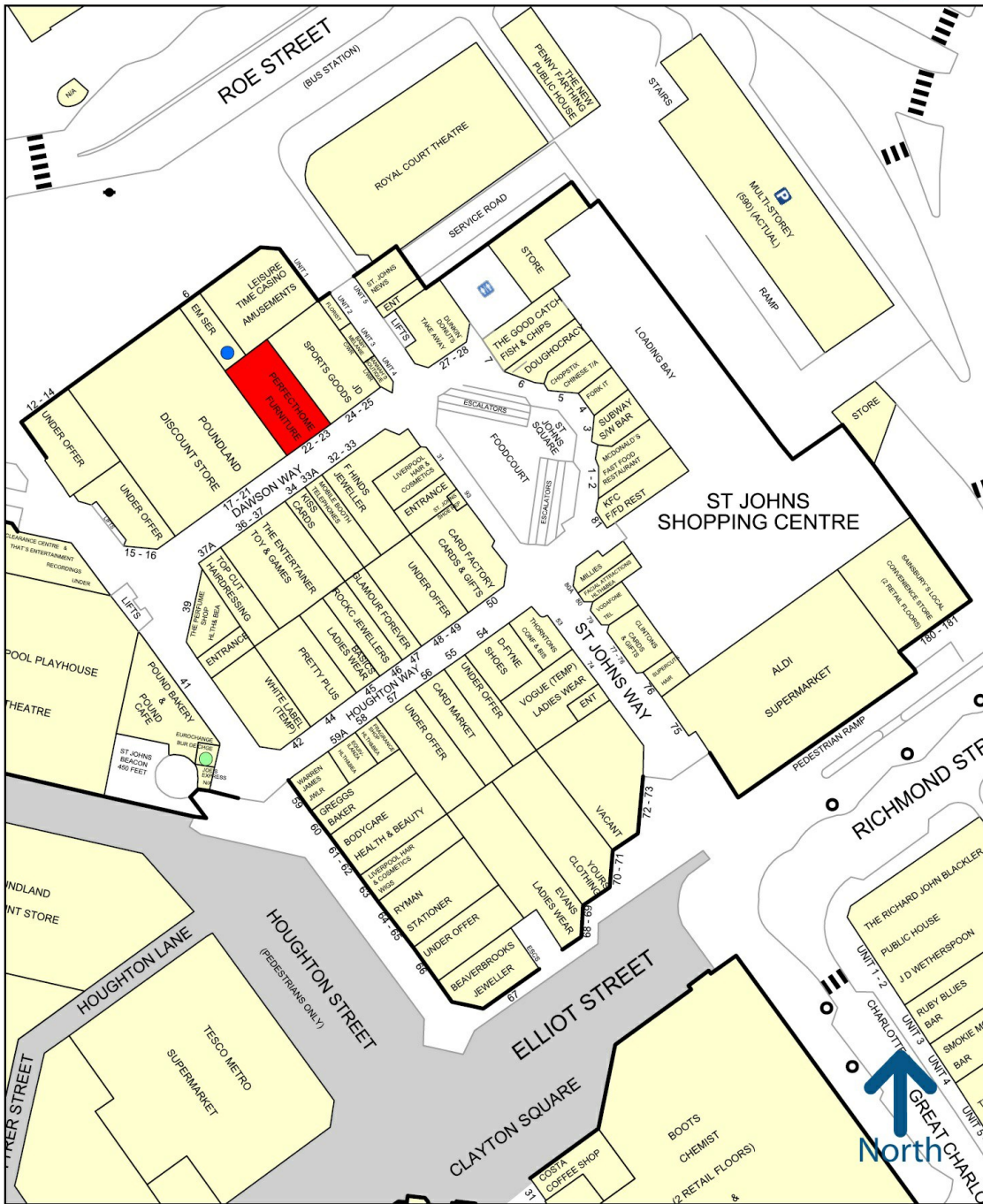
### VIEWING DETAILS/FURTHER INFORMATION

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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6411  
www.lsh.co.uk**

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