FLEXIBLE LEASE TERMS
SHOWROOM/WORKSHOP
113 LIVERPOOL ROAD (A565)
CROSBY, LIVERPOOL, L23 5TD

SITUATION / DESCRIPTION

Occupying a prominent position on Liverpool Road, A565, a principal route north of Liverpool City Centre to the suburbs of Waterloo, Crosby, Blundellsands and leading to Formby and Southport, connecting with the North West Motorway system including M57, M58 and M6. The premises have been used as a car showroom and associated workshop since the 1960's and are now avaliable to let on flexible lease terms either as a whole or in part.

ACCOMMODATION / FLOOR AREAS

We understand that the premises provide the following approximate floor areas :

Frontage	20m	65.8 ft
Depth	26m	85 ft
Ground Floor Sales	521.5 sq m	5,614 sq ft GIA
Rear Workshop	393 sq m	4,232 sq ft GIA

The areas are subject to review following further inspection.

LEASE

The premises are avaliable on flexible lease terms for a period to be agreed. The lease will be excluded from the Landlord and Tenant Act 1954 as to security of tenure

RENT

Showroom	£35,000 per annum
Workshop	£15,000 per annum
Whole	£45,000 per annum

BUSINESS RATES

The premises have been assessed for rating purposes as a whole as follows:- RV: £44,250

Reassessment of the premises may be required should the premises be split. Interested parties should make their own enquiries with the Business Rates Section of Sefton Council. Telephone No. - 0151 934 3568.

EPC

SHOWROOM - Certificate No. 9220/4052/0353/4440/4094

Rating - E (107)

WORKSHOP - Certificate No. 0408/2526/4630/4890/9303

Rating - E (102)

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan of Hitchcock Wright & Partners. Ref: JCB/MRK

Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010

E-mail: johnbarker@hwandp.co.uk
mattkerrigan@hwandp.co.uk

Subject to Contract

Details Prepared NOVEMBER 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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