

RETAIL / OFFICE TO LET (capable of sub division)

29 LIVERPOOL ROAD NORTH MAGHULL



LOCATION

Maghull is a busy North Liverpool suburb situated approximately 8 miles from the City Centre having both rail and road links for the A59, M57/M58 and M6 motorway network. The principal shopping location of the Town "Central Square" is located close by as is the Red Lion Business Centre. The commercial businesses serve the surrounding residential population and are well positioned to take advantage of any passing trade. In addition to the Somerfield Supermarket and Royal Mail Sorting Office other adjoining occupiers include William Hill, Brighthouse Wolff Solicitors, Royal Bank of Scotland and the Barber Shop.

DESCRIPTION

The accommodation is arranged at ground and first floor providing self contained retail and office accommodation which is easily capable of subdivision.

ACCOMMODATION

Ground floor sales	40.14 sq m	432 sqft
First floor office	75.07 sq m	808 sqft
TOTAL AREA	115.21 sq m	1,240 sqft

All measurements are net of toilet accommodation and staff facilities etc.

LEASE

The premises are available by way of a new lease drafted on effective full repairing and insuring terms for a term to be agreed.

RENT

£12,000 per annum exclusive.

BUSINESS RATES

The premises have been assessed for rating purposes as follows:

Rateable Value £6,500

UBR 2010/2011 41.4p

EPC

EPC Certificate reference number:

Energy Performance Asset Rating:

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 Joel Lawson, Hitchcock Wright & Partners. Ref: JCB/JGL.

Tel. No. (0151) 227 3400

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joellawson@hwandp.co.uk

Subject to Contract

Details Prepared APRIL 2010



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.

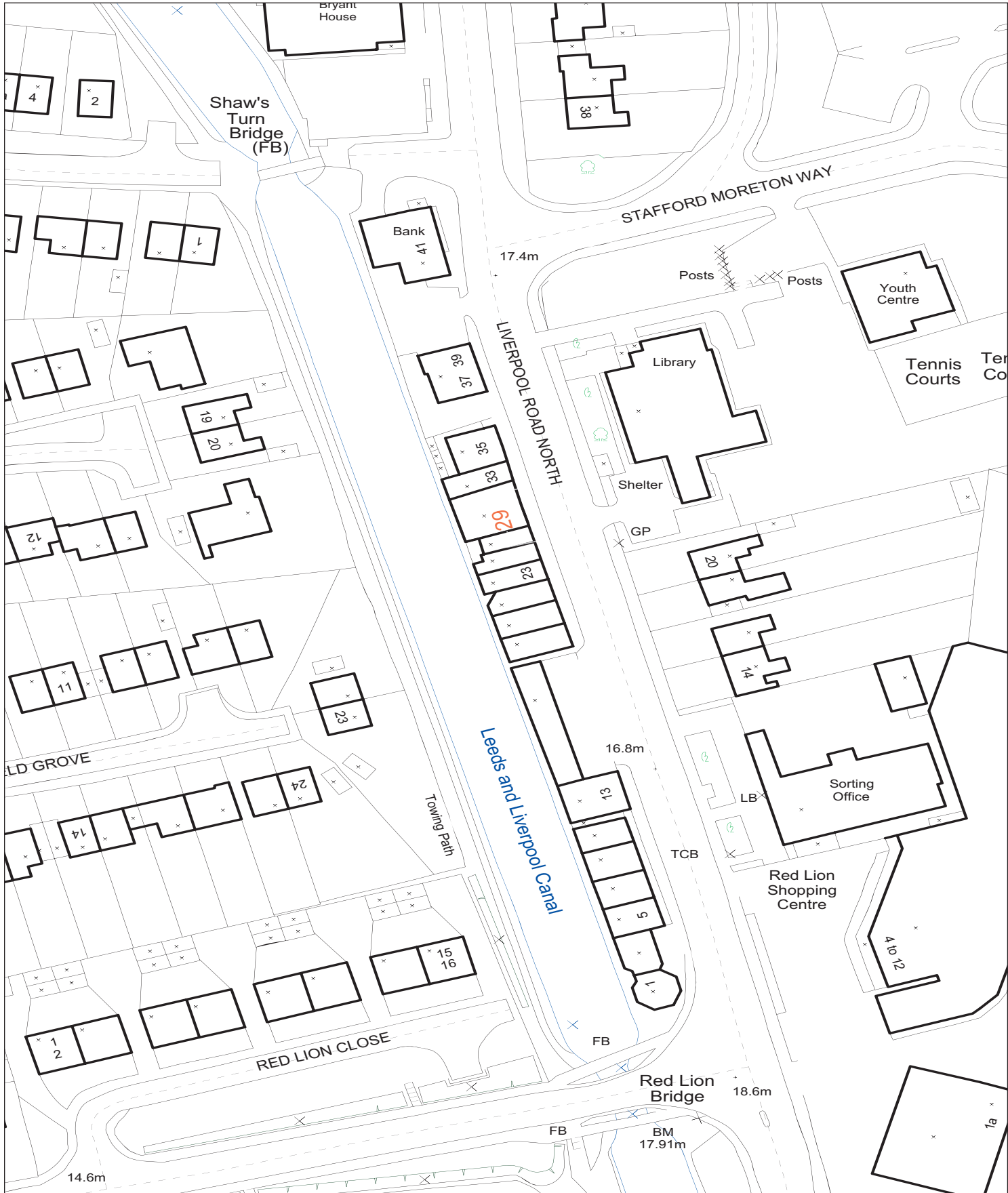
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