

TO LET

GROUND FLOOR RETAIL UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£25,000 per annum



189 Altway, Aintree, Liverpool L10 6LB

LOCATION

The property is situated on the north side of Altway, close to its junctions with Stowe Avenue and Haileybury Avenue occupying a prominent position within Churchill Shopping Centre. The Centre serves the Aintree and Old Roan residential areas but also commercial activities in nearby Bootle and Melling approached off the A59 Ormskirk Road. Neighbouring occupiers include Morrisons Daily, Bargain Booze, William Hill, Kellys Pharmacy and several others.

DESCRIPTION

The ground floor retail unit comprises a rectangular sales area with ancillary storage and WC facilities located to the rear. The premises have recently been refurbished and benefit from integrated ceiling lighting, plastered and painted walls, electric roller shutters, and free parking to the front.

ACCOMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor Total	100.55 sq.m.	1,082 sq.ft.
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TERM

A new full repairing and insuring lease for a term of years to be agreed.

VAT

The property is elected for VAT.

RENT

£25,000 plus VAT per annum.

UNIFORM BUSINESS RATES

The property has been assessed as having a Rateable Value of £17,750 with effect from 1st April 2026.

EPC

Certificate Number: 5142-8252-0056-5219-3558
Energy Performance Asset Rating: B

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract

Details Prepared April 2026



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