

RETAIL UNIT TO LET

UNIT 5, THE MALL, BRECK ROAD, LIVERPOOL, L5 6SP

BELOW RATES THRESHOLD



LOCATION & DESCRIPTION

The Mall retail parade is prominently positioned on Breck Road (A580) a busy arterial route out of Liverpool City Centre. The area is popular with both local and national retailers including Post Office, Card Factory, Farm Foods, whilst the scheme also benefits from excellent pedestrian flow via the Asda Superstore and Home Bargain. The scheme consequently benefits from a generous car parking provision.

ACCOMMODATION

The available unit is arranged at ground floor only with the following approximate areas:-

Total area: 79 sq.m (850 sq.ft.)

All measurements are net of staff facilities and WC etc.

LEASE

The unit will be available by way of a new full repairing and insuring lease by way of service charge for a term to be agreed.

RENT

£8,500 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £7,600.

Qualifying tenants may benefit from small business rate relief. Interested parties are advised to make their own enquiries with Liverpool City Council.

SERVICE CHARGE

Service charge details available upon request.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction together with any Stamp Duty thereon.

EPC

Certificate Reference Number: 0611-3229-3650-4036-2698

Energy Performance Asset Rating: E:110

VAT

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

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 John Barker
Tel. No. (0151) 227 3400

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details May 2022

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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