

TO LET

£15,000 per annum



Bridgeway Shopping Parade Unit 7, Norris Green, L11 8NZ

LOCATION

The premises are located approximately 3 and a half miles North East of Liverpool City Centre in a popular trading destination within the suburb of Norris Green. Broadway is a busy local shopping parade which benefits from roadside parking with a large residential population located within walking distance. Neighbouring occupiers include Boots, Greggs, Card Factory, William Hill and several local independent traders.

DESCRIPTION

The property is arranged on ground floor level with a large shop front. The unit includes a large sales area with a series of cellular offices, kitchen, W/C and store facilities. The rear of property includes a large service yard accessed through locked gates. Externally the property features electronic roller shutters.

ACCOMMODATION

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

Ground Floor	953 sq.ft.	88.56 sq.m.
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LEASE

The property is available via a new lease for a term of years to be agreed.

RENT

£15,000 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £14,250.

EPC

Certificate Number: 9900-9518-1281-6645-6309
Energy Performance Asset Rating: B

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

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

Subject to Contract

Details Prepared November 2022

Bridgeway Shopping Parade Unit 7, Norris Green, L11 8NZ

