# TO LET



£9,250 plus VAT per annum



# Unit 4A Bridgeway Shopping Parade, 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. Nearby occupiers include Boots, Greggs, Card Factory, William Hill and several local independent traders.

# **DESCRIPTION**

The property is arranged on ground floor level. The unit includes a sales area with W/C and store facilities to the rear. Externally the property features electronic steel 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 Total

46.41 sq.m.

499 sq.ft.

## **TERM**

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

#### **RENT**

 $\ensuremath{\texttt{£9,250}}$  plus VAT per annum exclusive.

#### **VAT**

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

# **BUSINESS RATES**

The premises have been assessed having a rateable value of £6,700 per annum from 1st April 2023.

# **EPC**

Certificate Number: TBC

Energy Performance Asset Rating: TBC

## **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.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwandp.co.uk

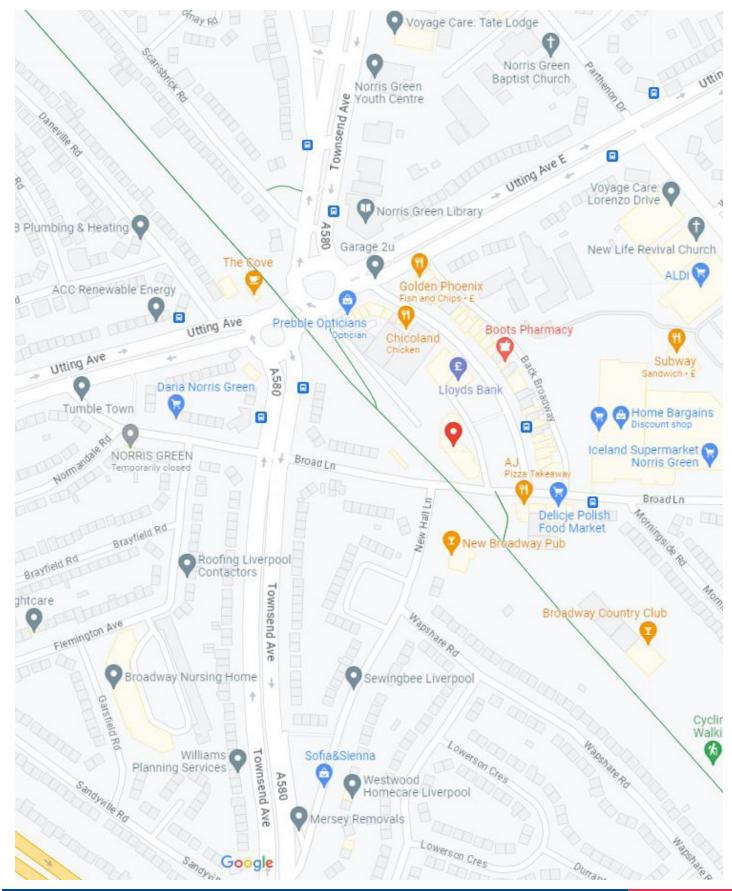
alanafinn@hwandp.co.uk

Subject to Contract Details Prepared August 2023





# Unit 4A Bridgeway Shopping Parade, Norris Green



HITCHCOCK WRIGHT & PARTNERS | 0151 227 3400

www.hitchcockwright.co.uk