

# 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.
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### TERM

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

### RENT

£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.

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Subject to Contract  
Details Prepared August 2023



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