

# TO LET

£20,000 per annum



## 37 Broadway, Norris Green, Liverpool L11 1BY

### 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 and the large residential population located within walking distance. The unit highly accessible due to substantial on-street car parking, bus stops, as well as car parking directly opposite and the supermarket car park providing over 150 spaces.

Nearby notable occupiers include Card Factory, Boots Pharmacy, Greggs, Ladbroke's, Specsavers, Bet Fred, Home Bargains and Iceland.

### DESCRIPTION

Internally the property benefits from a large ground floor sales area with kitchen facilities, an ancillary storeroom and W/C's to the rear. The property also 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 Sales | 738 sq.ft. | 68.60 sq.m. |
| Ancillary          | 132 sq.ft. | 12.31 sq.m. |

### RENT

£20,000 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 £13,000 per annum from 1st April 2023.

### EPC

Certificate Number: 0050-7985-0363-4710-8084  
Energy Performance Asset Rating: E

### 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 March 2023

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