

TO LET

£25,500 per annum



31-33 Brows Lane, Formby, Merseyside, L37 4HS

LOCATION

Formby is an affluent town situated approximately thirteen miles north of Liverpool City Centre and eight miles south of Southport. The town is easily accessible from the A565 dual carriageway and links to the M57 and M58 motorways. Formby railway station is within a 10 minute walk of the premises and provides a regular service to Liverpool City Centre and beyond.

The premises is situated at the junction of Brows Lane and Chapel Lane, the prime shopping location in the town comprising of a mix of local traders and national retailers such as Boots, Iceland, Cafe Nero, Costa, HSBC and Rowlands Pharmacy. To the rear of the premises is a public pay and display car park.

DESCRIPTION

The premises comprises a double ground floor retail unit with two entrances and delivery access to the rear.

ACCOMMODATION

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

Internal width	10.23 m	34 ft
Sales depth	13.65 m	45 ft
Ground floor sales	115.87 sq m	1,247 sq ft
Rear ancillary	14.60 sq m	157 sq ft

LEASE

The property is available via a new lease by agreement or sub-let/assignment for a term of years to be agreed. The passing lease expires 05/11/2024.

RENT

£25,500 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £28,250. Interested parties should make their own enquiries with the Rating Authority.

EPC

Certificate Number: 0960-5921-0356-2080-9094
Energy Performance Asset Rating: C-64

VAT

ALL rents, prices and other figures included in these particulars are quoted net but may be 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 Chris Michael or Matt Kerrigan of Hitchcock Wright & Partners.

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Subject to Contract
Details Prepared December 2020

