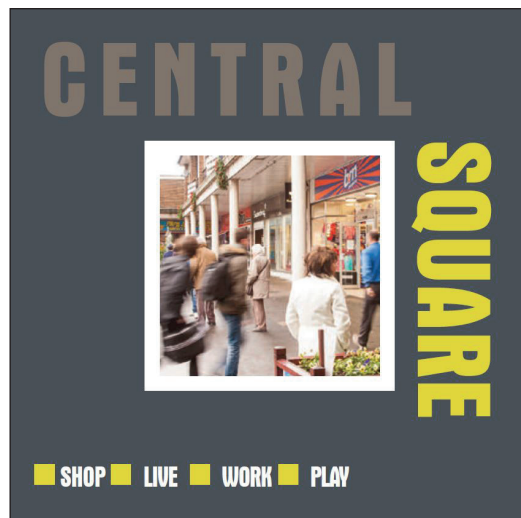


TO LET (MAY SPLIT)

13-14 CENTRAL SQUARE, MAGHULL, LIVERPOOL



LOCATION

Maghull is a popular commuter town for Liverpool and the wider North West. This large town with a population of 21,000 people is within the metropolitan borough of Sefton, situated 8 miles north east of Liverpool City Centre in close proximity to Crosby, Kirkby, Ormskirk and Aintree. Central Square is the principal retail location in Maghull.

ACCOMMODATION

The property is available as a whole or subdivided.

Option 1

Unit	Size
A	3,464 sq ft

Option 2

Unit	Size
B	1,732 sq ft
C	1,732 sq ft

Option 3

Unit	Size
D	800 sq ft
E	2,664 sq ft

RENT

Unit A	£50,000 pax
Unit B	£27,500 pax
Unit C	£27,500 pax
Unit D	£20,000 pax
Unit E	£32,500 pax

TENURE

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed

BUSINESS RATES

Rateable Value (2017 List) TBA by Local Authority

Estimated Rates Payable TBA by Local Authority

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

A service charge is payable based on approximately £1.00 per sq ft plus VAT.

EPC

An Energy Performance Certificate is available on request.

LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

VAT

The property is registered for VAT.

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, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010

E-mail: chrismichael@hwandp.co.uk

mattkerrigan@hwandp.co.uk

Or alternatively contact our Joint Agent Lee Quinn, Mason Partners.

Tel. No: (0151) 227 1008.

E-mail: leequinn@masonpartners.com

Subject to Contract

Details Updated December 2019

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk



13-14 CENTRAL SQUARE, MAGHULL, LIVERPOOL

