

TO LET

11A CHAPEL LANE

FORMBY, MERSEYSIDE, L37 4DL



LOCATION

Formby is an affluent Merseyside suburb located approximately 13 miles north of Liverpool, 6 miles south of Southport and 40 miles west of Manchester. The retail centre of the town "the Village" is Chapel Lane, running between it's junctions with Three Tuns Lane and Brows Lane. The Village Centre offers a range of national, multiple retailers and supermarkets including Marks & Spencer, Waitrose, Iceland, Cafe Nero, Boots, Costa Coffee along with a number of independent retailers and restaurants. Chapel Lane boasts a broad tree lined pavement helping to create a pleasant shopping environment.

DESCRIPTION

The property comprises of a ground floor retail unit with an open plan sales area to the front. At the rear there is a workshop area, kitchen facilities and staff w/c.

FLOOR AREAS

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	550 sq ft	51.11 sq m
Ancillary	269 sq ft	25 sq m

LEASE

New lease drafted on full repairing and insuring terms for a period to be agreed.

RENT

£25,500 per annum exclusive.

BUSINESS RATES

The premises have been assessed having a rateable value of £20,250. Interested parties should make their own enquiries with the local Rating Authority.

EPC

EPC Certificate Reference Number: TBC

Energy Performance Asset Rating: TBC

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Chris Michael, Hitchcock Wright & Partners. Ref: MRK/CCM.

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Subject to Contract

Details Prepared August 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.

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