

LEASEHOLD AVAILABLE

18 CHAPEL LANE

FORMBY, MERSEYSIDE, L37 4DU



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 ground floor sales/office accommodation with further office/storage accommodation at first floor. The property has shared WC and kitchen facilities to the rear. The property benefits from a return frontage and parking to the rear for up to 4 cars.

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	855 sq ft	79.46 sq m
First Floor	661 sq ft	61.43 sq m
Parking		4 car spaces

LEASE

The property is available by way of assignment or sub-let. The current lease expires 27th November 2023.

Lease details available upon request.

RENT

£23,000 per annum exclusive.

The November 2018 rent review remains outstanding.

BUSINESS RATES

The premises have been assessed having a rateable value of £22,500. 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 Chris Michael or John Barker, Hitchcock Wright & Partners. Ref: CCM/JCB.

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Subject to Contract

Details Prepared June 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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