

TO LET

£21,500 per annum



138 College Road, Crosby, Liverpool L23 3DP

LOCATION

The subject premises are located on College Road which is situated approximately seven miles north of Liverpool City Centre in the suburb of Crosby. College Road is a popular neighbourhood shopping destination with a large residential population within walking distance and also benefits from street parking. Nearby occupiers include an attractive mix of independent retailers and Co-op, Marine FC, Waterfields, William Hill and Gillions.

DESCRIPTION

The premises comprise of a ground floor retail unit with ancillary accommodation to the rear. The property has an attractive timber framed glazed return frontage with double glazed windows to the return elevation.

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 | 5.19 m | 17 ft |
| Sales depth | 15.15 m | 50 ft |
| Ground Floor Total | 99.06 sq.m. | 1,066 sq.ft. |

LEASE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£21,500 per annum exclusive.

BUSINESS RATES

Gove.UK Business Rates Website confirm the property is assessed as follows:

Rateable Value - £14,250 as at 1st April 2026

Occupiers may qualify for "business rate relief" interested parties are advised to make their own enquiries with the Rating Authority.

EPC

Certificate Number: 9241-3099-0817-0790-9405
 Energy Performance Asset Rating: D-94

VAT

All rents, prices and other figures included in these particulars are quoted net of 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 John Barker of Hitchcock Wright & Partners.

E-mail: johnbarker@hwdp.co.uk
 Mobile: 07768443391

Subject to Contract

Details Prepared January 2026



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