

# 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

Gov.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@hwandp.co.uk  
Mobile: 07768443391

Subject to Contract

Details Prepared January 2026



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