

TO LET

Ground & First Floor

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£18,000 per annum



64 CORONATION ROAD, CROSBY, LIVERPOOL L23 5RQ

SITUATION AND DESCRIPTION

Centre terrace ground floor and first floor property close to Crosby Town Centre within a parade of similar properties including occupiers Tesco Express, Home Bargain, Dominos and a number of restaurants including The Fat Italian, Rock Salt, Stuffed and Tree House.

ACCOMMODATION

Ground floor former hair salon with ancillary accommodation at the rear and access to first floor residential premises either 1 or 2 bedrooms benefiting from independent access off Coronation Road. The premises benefit from 3 Phase Electricity Supply, gas supply and the usual services with some alterations ready for immediate occupation.

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 area	41.54 sq.m.	447 sq.ft. approx
Ancillary area	21.9 sq.m.	236 sq.ft. approx
Total ground floor area	63.44 sq.m.	683 sq.ft. approx
ITZA	356 units	
First floor flat	49.6 sq.m.	534 sq.ft. approx

TERM

A new lease drafted on tenants repairing and insuring terms for a period of 5 years or longer.

VAT

All prices, outgoings and rentals are quoted free of, but maybe subject to VAT.

RENT

£18,000 per annum exclusive.

UNIFORM BUSINESS RATES

Ground floor has a rateable value of £7,900 with effect from 1st April 2026. Occupiers may qualify for small business rate relief and should make enquiries through Sefton Borough Council. First floor flat Council Tax Band A.

EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

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.

Tel. No. 0151 227 3400

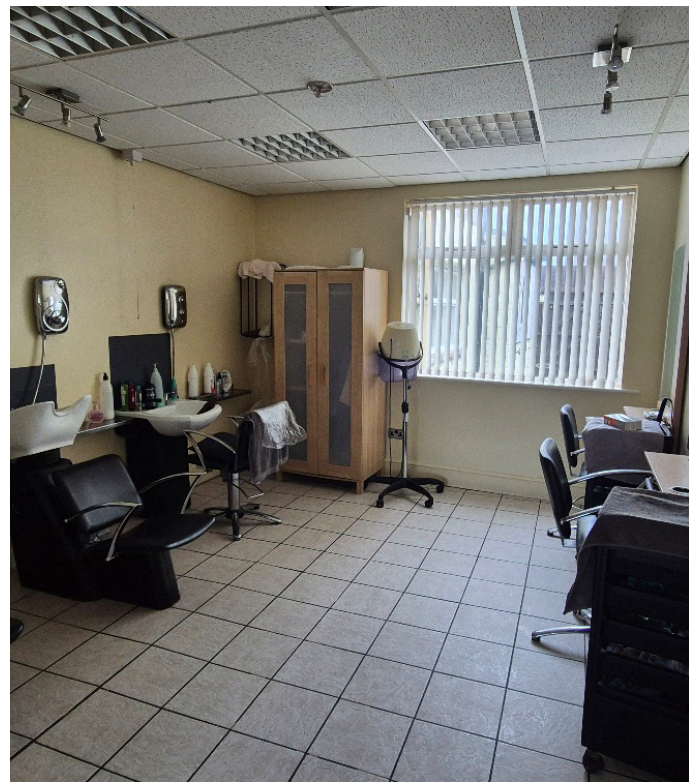
E-mail: johnbarker@hwardp.co.uk

Subject to Contract

Details Prepared March 2026

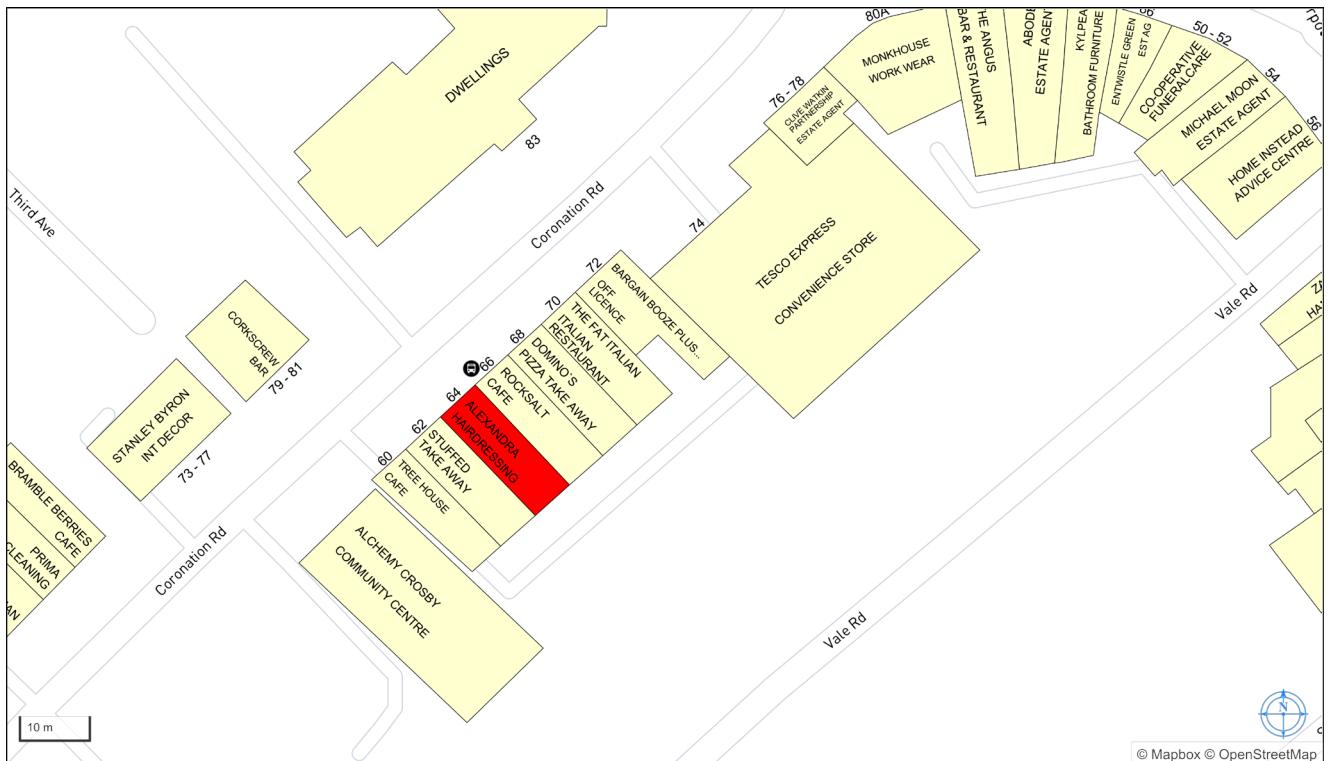


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Crosby (HWP March 26)

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