

TO LET

£15,000 per annum



41 Crosby Road North, Crosby, Liverpool L22 4QB

LOCATION AND DESCRIPTION

The property occupies a prominent position on Crosby Road North (A565) close to the St John's Road junction. Crosby Road North is a busy commuter route from the City Centre to Crosby and beyond. Nearby occupiers include Lloyds Pharmacy, Tesco Express and Hampsons.

The property comprises of a large open plan ground floor retail unit with staff and customer w/c's to the rear.

ACCOMMODATION

The following floor areas have been calculated according to the RICS Code of Measuring Practice:

Ground Floor Sales	1,227 sq.ft.	114 sq.m.
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LEASE

A new lease for a term to be agreed drafted on effective full repairing and insuring terms.

RENT

£15,000 per annum exclusive.

VAT

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

BUSINESS RATES

The premises have been assessed having a rateable value of £11,500. Interested parties should make their own enquiries with the Rating

Authority.

EPC

Certificate Number: 0691-0479-6730-6600-1803
Energy Performance Asset Rating: D

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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwardp.co.uk
alanafinn@hwardp.co.uk

Subject to Contract

Details Prepared February 2024



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