

# TO LET

£12,500 per annum



## 45 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 an open plan ground floor retail unit with ancillary and 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	490 sq.ft.	45.58 sq.m.
Ancillary	248 sq.ft.	23.06 sq.m.

### LEASE

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

### RENT

£12,500 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 are awaiting assessment.

### EPC

Certificate Number: 0293-0476-7730-6100-3803  
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.

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Subject to Contract

Details Prepared March 2024



## 45 Crosby Road North, Crosby, Liverpool L22 4QB



50 metres

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