

Rent reduced to **£1,500 pcm**
inclusive of service charge



TO LET

Retail Unit

995 sq.ft

(92.4 sq.m)

**Unit 12, Halewood Shopping Centre,
Leather's Lane, Halewood, Liverpool, L26 0AD**

- Modern district shopping centre
- Anchored by Aldi store
- Other tenants include Home Bargain, Tesco Express and Iceland
- Rear access / loading from dedicated service yard
- Large free car park
- Fully refurbished property ready for immediate occupation

LCP

01384 405631

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	995	92.4
Total	995	92.4

Description

Unit 12 comprises a modern retail unit of regular configuration. The unit is in a prominent position fronting The Halewood Centre which accommodates three GP doctor's surgeries with approx 12,500 patients, a NHS Walk In Centre, Knowsley Health and Well Being Centre and a Library. The unit has extensive glazed frontages and a generous eaves height.

Rent

£1,500 per month inclusive of service charge but exclusive of rates and VAT.

Rates

Rateable Value - £15,750 Rates Payable - £8,064

Interested parties are advised to make their own enquiries with Liverpool City Council on 0151 233 3000 to verify this information.

Services

The unit has electricity and water connected.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

Further information on request.

Planning

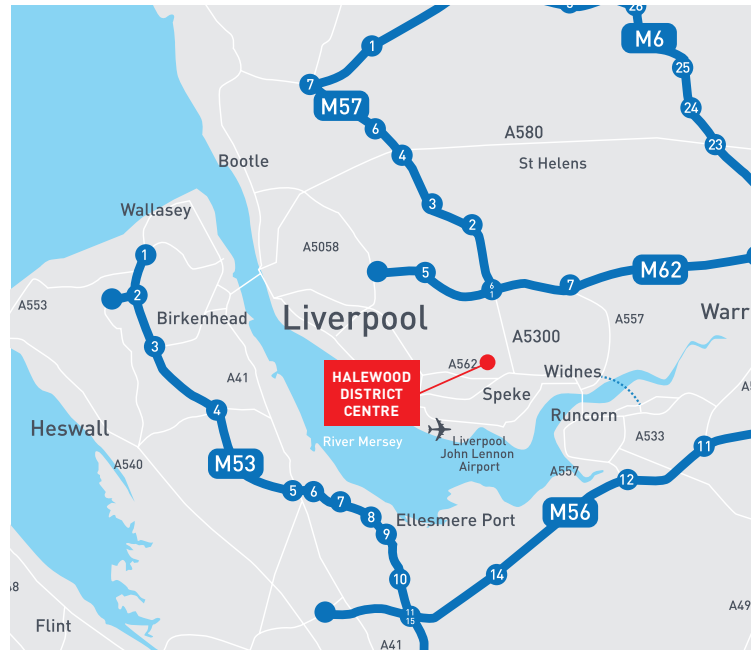
The premises benefits from a new E use class (commercial, business and service) including retail. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - L26 0AQ

Halewood Shopping Centre is located in the Liverpool suburb of Halewood, approximately 8 miles south-east of the city centre and 5 miles from the Tarbock Interchange of the M57 and M62. The centre draws from a 5 minute off-peak drive time catchment population of 17,900 persons and is anchored by Aldi, Home Bargains, Tesco and Iceland.



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Viewing

Strictly via prior appointment with the appointed agents:

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