

# TO LET BY WAY OF ASSIGNMENT OR SUBLET

£25,000 per annum



## Unit 6 Halewood Shopping Centre, Leathers Lane, L26 0AD

### LOCATION

The premises is situated within Halewood Shopping Centre a small retail park in Halewood approximately 7 miles from Liverpool City Centre. Occupiers on the retail park include, Subway, Specsavers, Ladbrokes, Aldi, Home Bargains, Tesco and Iceland.

### DESCRIPTION

Unit 6 comprises a modern retail unit of regular configuration with a suspended ceiling. The property is highly prominent due to the extensive glazed frontages creating a light and open space with generous eaves height. In addition, the centre incorporates the town's main bus terminus and free customer car parking for 245 vehicles. The premises also contains a security and fire alarm system.

### 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	6.88 m	74.02 ft.
Internal Depth	13.72 m	147.6 ft.
Total NIA	94.39 sq.m.	1,015 sq.ft.

### LEASE

The property is available by way of a sub-let or assignment. The passing lease is for a term of 10 years from 24th April 2020 subject to a tenant break at the 5th anniversary.

### RENT

£25,000 plus VAT per annum exclusive

### BUSINESS RATES

To be confirmed.

### SERVICE CHARGE

£4,800 per annum. Service charge information available upon request.

### INSURANCE

£107 per annum.

### EPC

Certificate Number: 0280-7954-0322-2760-204  
Energy Performance Asset Rating: C-60

### VAT

All rents, prices and other figures included in these particulars are 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 Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwandp.co.uk

Subject to Contract

Details Prepared June 2022

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