TO LET BY WAY OF ASSIGNMENT OR SUBLET



£25,000per annum



Unit 6 Halewood Shopping Centre, Leathers Lane, L26 OAD

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

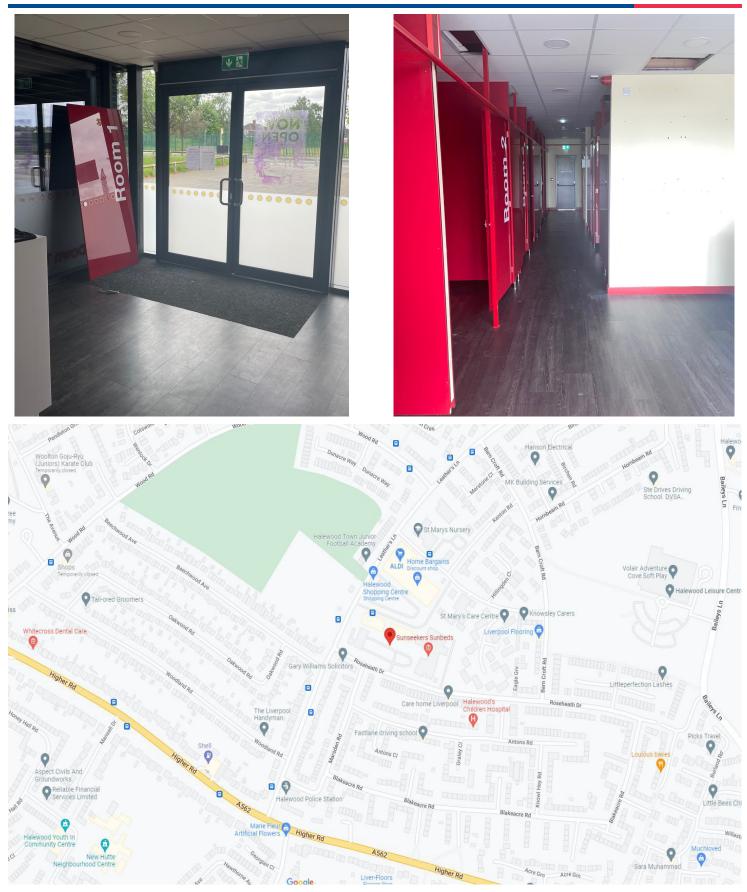
HITCHCOCK & WRIGHT PARTNERS | 0151 227 3400

www.hitchcockwright.co.uk

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.



Unit 6 Halewood Shopping Centre, Leathers Lane, L26 OAD



HITCHCOCK & WRIGHT PARTNERS | 0151 227 3400

www.hitchcockwright.co.uk

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.