

TO LET

£32,500 per annum

Leathers Lane, Unit 2B Halewood Shopping Centre, L26 0TU

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, Aldi, Home Bargains, Card Factory, Tesco Express, Iceland and Subway.

DESCRIPTION

A modern retail unit with automatic entrance doors, delivery access to the rear, modern shop frontage, suspended ceiling, fire alarm and security alarm.

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	6.73m	22 ft
Sales Depth	31.6m	104 ft
Total Floor Area	232.74 sq.m.	2,504 sq.ft.

LEASE

The property is available via a new lease or sub-let/assignment for a term of years to be agreed. The passing lease expires 03/07/2024.

RENT

£32,500 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £21,750.

SERVICE CHARGE

£8,644 per annum. Service charge information available upon request.

INSURANCE

£227.85 per annum.

EPC

Certificate Number: 0280-6946-0392-3750-8050
Energy Performance Asset Rating: C-59

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 Chris Michael of Matt Kerrigan of Hitchcock Wright & Partners.

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Subject to Contract
Details Prepared December 2020

Leathers Lane, Unit 2B Halewood Shopping Centre, L26 0AD

