

# TO LET

£34,750 per annum



## 19 LIVERPOOL ROAD, CROSBY, LIVERPOOL, L23 2SA

### LOCATION

An affluent commuter town located approximately 6 miles north of Liverpool, to the south of Formby approximately 7 miles and having a residential population of approximately 51,000. Crosby has excellent communications by road and rail and within easy reach of the region's motorway network.

### DESCRIPTION

A modern premises forming part of similar terrace within the pedestrianised heart of Crosby Village amongst other occupiers including; Sainsburys, Farm Foods, Costa Coffee, Boots, Greggs, Home Bargain and a number of independents. The premises are arranged at ground and first floor benefitting from rear servicing and in close proximity to the village public car park.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground floor sales	183 sq.m	(1,970 sq.ft.)
Rear Store	24 sq.m	( 258 sq.ft.)
1st floor ancillary	45 sq.m	( 484 sq.ft.)
Total Floor Area	252 sq.m.	(2,712 sq.ft.)

### LEASE

Available by way of a new lease drafted on tenant's full repairing and insuring terms for a period of 10 years.

### RENT

£34,750 per annum exclusive subject to 5 yearly rent reviews.

### BUSINESS RATES

The premises have been assessed having a rateable value 2017: £26,250

### USE

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020.

### EPC

Certificate Number: 0290-0734-2479-2702-2096  
 Energy Performance Asset Rating: D

### 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 John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [johnbarker@hwardp.co.uk](mailto:johnbarker@hwardp.co.uk)

Subject to Contract

Details Prepared: May 2022



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experian.

0151 227 3400



50 metres



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Experian Goad Plan Created: 25/04/2022  
Created By: Hitchcock Wright and Partners

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