

TO LET

£25,000 per annum



89 Liverpool Road, Crosby L23 5TD

LOCATION

Occupying a corner position on Liverpool Road (A565) at its junction with Queens Road opposite Merchant Taylors girls school close to the junction with Endbutt Lane. Liverpool Road is a busy commuter route between Liverpool City Centre, Crosby, Formby and beyond. The surrounding properties are of mixed use including Merchant Taylors School, St Mary's College, Crosby Comrades Club and a number of independent leisure retail commercial occupiers including Pioneer, Liverpool Road Studios & Nikskin surrounded by established and a sought after residential area.

DESCRIPTION

Ground floor premises having been used by an established opticians practice for many years with extensive frontage to Liverpool Road. A small car park serves the property and there may be the possibility to make use of the pavement area subject to obtaining the necessary consent / licence.

ACCOMMODATION

Ground floor reception, show room and consulting rooms with staff toilet and kitchen facility. The premises have been measured in accordance with the RICS Code of Measuring Practice (sixth edition) and provide the following approximate areas:-

Ground floor	-	112.35 sq.m.	(1,210 sq.ft.)
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LEASE

A new FRI lease for a term of 10 or more years.

RENT

£25,000 per annum subject to 5 year upward only rent reviews.

VAT

The property is not elected for the purposes of VAT.

UNIFORM BUSINESS RATES

The property has a rateable value of £16,750 with effect from the 1st April 2023. Interested parties should make their own investigations with the Rating Authority.

EPC

The property has an Energy Rating E
 Certificate No. 49815047633588547546

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in any transaction 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.

Tel. No. 0151 227 3400
 E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared March 2024



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