

TO LET - GROUND FLOOR

Would suit Retail, Restaurant, Office or Clinic

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£27,500 per annum



98 Liverpool Road, Crosby, Liverpool, L23 5TG

LOCATION

These ground floor premises occupy a prominent position on Liverpool Road (A565) at the Claremont Road Junction. Liverpool Road is a busy commuter route from the city centre to Crosby and beyond. The surrounding properties are of mixed use including Merchant Taylors School and St Mary's College being either side and a car repair garage to the rear. Other nearby occupiers include leisure occupiers such as Crosby Comrades Club and Pioneer Bar and Brasserie. There are also a variety of retailers on the opposite side of the road.

DESCRIPTION

The property comprises of a ground floor shell retail unit with a wide glazed frontage which is ready to receive tenants fitout. A new three-phase power supply has been installed, and there are capped water and gas supplies. The property benefits from security roller shutters and dedicated external bin store.

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	231.78 sq.m.	(2,494 sq.ft.)
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RENT

£27,500 per annum exclusive

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

Awaiting reassessment following subdivision of the property.

RESTRICTIONS ON USE

Strictly no bars, public houses and live music prohibited.

EPC

Available upon request.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

LEGAL COSTS

Parties to be responsible for their own legal costs incurred in the 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 Matt Kerrigan or David Turner.

Tel. No. 0151 227 3400

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davidturner@hwandp.co.uk

Subject to Contract

Details Prepared December 2021

98 Liverpool Road, Crosby, Liverpool, L23 5TG

