

TO LET REFURBISHED FORMER BANK PREMISES

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£20,000 per annum



96B Liverpool Road South, Maghull, L31 7AG

SITUATION AND DESCRIPTION

Located on the east side of Liverpool Road South, the property occupies a corner position within a parade of similar properties having the benefit of off road parking. Other occupiers in the vicinity include the Meadows Public House (opposite), hot food takeaways, Flower Guy, Emma Louise Beauty, All in One C Store, Clover Carpets, William Hill and Ladbroke's along with others.

ACCOMMODATION

Arranged at ground floor the property provides sales / showroom accommodation with rear offices and storage including former strong room leading to staff accommodation, kitchen and toilets.

FLOOR AREAS

Former banking hall	73.4 sq.m.	(790 sq.ft.) approx
Offices	54.5 sq.m.	(587 sq.ft.) approx
Store	12 sq.m.	(131 sq.ft.) approx
Strong Room	16.5 sq.m.	(179 sq.ft.) approx
Staff and Kitchen	15.4 sq.m.	(166 sq.ft.) approx
Total Net Area	172 sq.m	(1,852sq.ft.) approx

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

LEASE

The property is available by way of a new lease drafted on Tenants full repairing and insuring terms for a term of 10 years.

USE

The premises are available for occupation to be used for any purpose under the revised planning Class E classification.

RENT

£20,000 per annum exclusive subject to 5 yearly rent reviews.

BUSINESS RATES

The premises have been assessed as having a current rateable value of £17,000. Interested parties should verify the information and the level of business rates payable (1st April 2017 assessment).

EPC

Certificate No. 9961-3020-0196-0290-6505
Rating Assessment: C-67

VAT

The property is not elected for VAT purposes.

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

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

Subject to Contract
Details Prepared January 2023

96B Liverpool Road South, Maghull, L31 7AG

