

TO LET

£53,500 per annum



8A Moor Lane, Crosby, Liverpool, L23 2UE

SITUATION AND DESCRIPTION

The unit is located on Moor Lane within the prime pedestrianised retail centre of Crosby housing a number of both national multiple occupiers and independents including Home Bargain, Sainsbury's, Costa, Greggs, Ladbrokes, Boots and Specsavers.

The property is arranged at ground floor with full height fully glazed frontage and regular shaped accommodation with rear storage, staff and welfare facilities. Rear elevation with signage visible from the by-pass and town centre car parking.

ACCOMMODATION

Whilst the premises have yet to be measured we are advised that they extend to:

Internal Width	14.13 m	46.36 ft
Internal Depth	15.7 m	51.51 ft
Sales	220 sq.m.	2,368 sq.ft.
Ground Floor Ancillary/Stores	34.7 sq.m.	374 sq.ft.
Staff	8.25 sq.m.	89 sq.ft.
Total	263 sq.m.	2,831 sq.ft.

LEASE

A new lease available on tenants full repairing and insuring terms for a period of 10 years.

RENT

£53,500 per annum exclusive payable quarterly in advance subject to 5 year rent review provisions in the lease.

USE

The premises have planning consent to be used as retail sales and fall within the revised Use Classes Order of the Town and Country Planning Act - Class E.

UNIFORM BUSINESS RATES

The premises have a current rateable value of £35,000 as at April 2023, information obtained from the Valuation Office website.

SERVICE CHARGE AND BUILDING INSURANCE

The landlord will recover expenditure in relation to common areas and buildings reinstatement insurance.

EPC

Certificate Number: 9290 8990 0365 6000 9090
 Energy Performance Asset Rating: C:71

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@hwandp.co.uk

Subject to Contract
 Details Prepared June 2023



8A Moor Lane, Crosby, Liverpool, L32 2UE

0151 227 3400



50 metres



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