

# TO LET

£53,500per 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 visable 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 Intertal Depth 15.7 m 51.51 ft 220 sg.m. 2,368 sq.ft. Sales Ground Floor Ancillary/Stores 34.7 sq.m. 374 sq.ft. 8.25 sq.m. Staff 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.

# USF

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 retaeable 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.

# FPC

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  $\ensuremath{\mathfrak{L}}$  Partners.

Tel. No. 0151 227 3400

E-mail: johnbarker@hwandp.co.uk

Subject to Contract Details Prepared June 2023



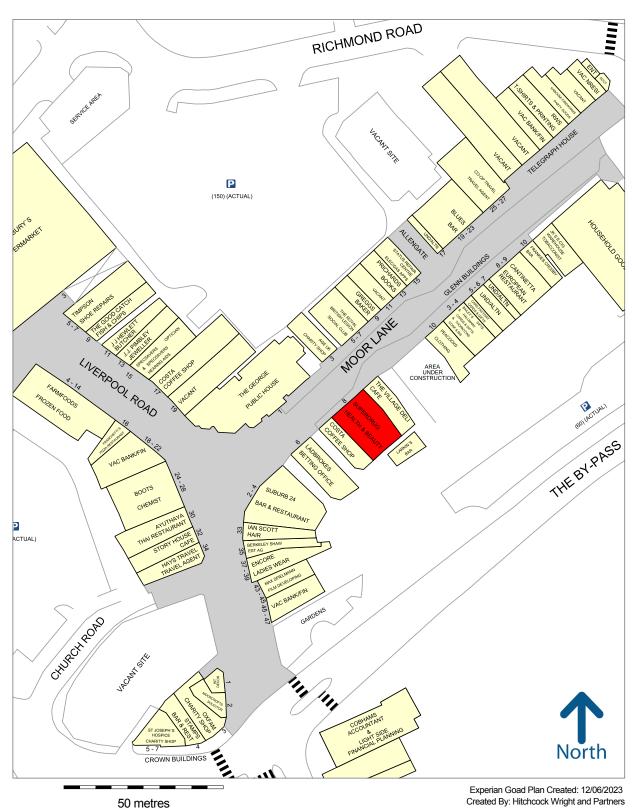
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