

TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£14,250 plus VAT per annum



Unit 8, 5 Stafford Moreton Way, Maghull, Liverpool, L31 2PQ

LOCATION

The retail unit is located in Maghull which is a busy town located approximately 8 miles north east of Liverpool City Centre. The premises is situated by Maghull Health Centre, just off the A59 and forms part of a busy retail parade which is anchored by Morrison's Store.

DESCRIPTION

The property is ground floor only and consists of an open-plan sales area with W/C and kitchen facilities to the rear. The property benefits from electric steel roller shutters and nearby customer parking. Neighbouring occupiers include, Boots Pharmacy, Halifax, Mind Charity shop, Morrisons Store and various other local independent shops.

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 Total	57.15 sq.m.	615 sq.ft.
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TERM

A new full repairing and insuring lease for a term of years to be agreed.

RENT

£14,250 plus VAT per annum exclusive.

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £9,400 per annum from 1st April 2023.

EPC

Certificate Number: : 9789-3056-0985-0901-3821
Energy Performance Asset Rating: C

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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwardp.co.uk
alanafinn@hwardp.co.uk

Subject to Contract

Details Prepared September 2023



Unit 8, 5 Stafford Moreton Way, Maghull L31 2PQ

