

# TO LET

## Ground Floor Only



## 2 The Crescent, Thornton, Crosby, L23 4TA

### LOCATION

The property is located in a local retail parade on The Crescent in Thornton approximately one mile north of Crosby Town Centre.

The Crescent lies on the intersection of Edge Lane and Moor Lane (A565). Moor Lane leads north the A5758 and hence provides access to Southport and Switch Island and south to Crosby.

The occupiers on The Crescent include Subway, a dental practice, convenience store, pharmacy, hair and beauticians. An Aldi supermarket is located opposite.

### DESCRIPTION

The property comprises the ground floor only. Internally it has been fitted out including:

- Acoustic tile ceiling
- Painted plaster walls
- Solid tiled floors
- Mini fluorescent strip lighting
- Heated via air conditioning

### ACCOMMODATION

We measured the property as fitted Net Internal Area to include customer toilets but excluding rear staff toilets as follows:

Sales Area	42.7 sq.m.	(460 sq.ft.)
Rear Staff	4.12 sq.m.	(45 sq.ft.)
<b>Total</b>	<b>46.83 sq.m.</b>	<b>(504 sq.ft.)</b>

### NEW LEASE

The property is available by way of a new lease for a term of 10 years at a rent of £12,500 per annum exclusive subject to a five year rent review.

### VAT

We understand that the rent is not subject to VAT.

### UNIFORM BUSINESS RATES

The property has been assessed as having a rateable value of £7,400.

### RENT

£12,500 per annum exclusive.

### EPC

Certificate Number: 0470-0536-3549-4702-6002  
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 John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [johnbarker@hwardp.co.uk](mailto:johnbarker@hwardp.co.uk)

Subject to Contract  
Details Prepared August 2023



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