

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£12,500 per annum



5 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, Nail salon and others.

DESCRIPTION

The property comprises ground floor accommodation, including a main sales area, kitchen, and ancillary rooms, with access to a rear yard. It benefits from on-street customer parking, electric roller shutters, and is conveniently situated directly opposite an Aldi supermarket.

ACCOMMODATION

Ground Floor Sales	32.06 sq.m.	(345 sq.ft.)
Ancillary	9.93 sq.m.	(107 sq.ft.)

TERM

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

RENT

£12,500 per annum.

UNIFORM BUSINESS RATES

To be assessed.

EPC

To be confirmed.

VAT

The property is not elected for 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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract
Details Prepared June 2025



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