



TO LET

Retail Unit
1,588 sq.ft (147.5 sq.m)

Units 14, 15-16a Tree View Court, Station Road, Maghull, L31 3HF

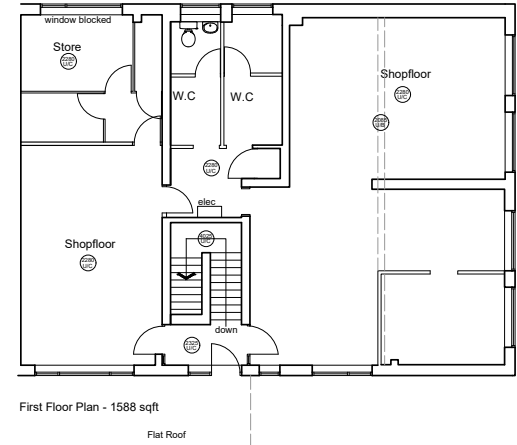
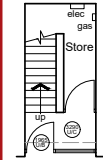
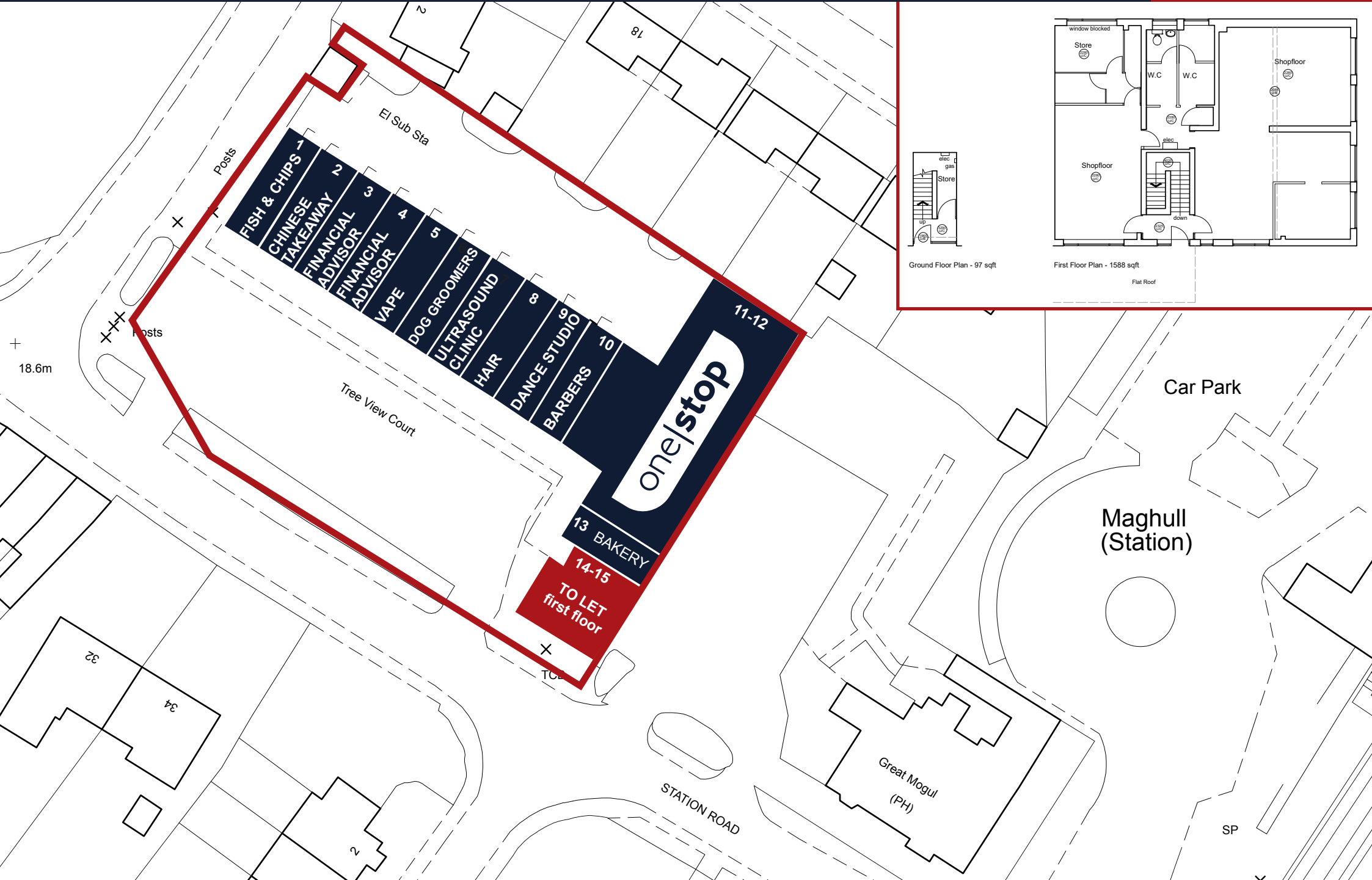
- Car Park To Front of the Retail Parade
- Due to be re-furbished
- Situated Next To Maghull Train Station

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AREAS (approx. NIA)	Sq.ft	Sq.m
First Floor	1,588	147.5
TOTAL	1,588	147.5

RENT

Rent is £14,500 +VAT per annum.

BUSINESS RATES

Rateable Value £10,575. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge £2,747 per annum. Insurance £479 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

DESCRIPTION

The subject property consists of a first floor unit which is of rectangular formation. There are w/c, store and kitchen facilities towards the rear. The unit also has ground floor access (own front door) and there is ample parking to the front of the shops.



LOCATION

The subject property is located within Treeview Court on Station Road in Maghull. Maghull is a busy Liverpool suburb situated approximately 9 miles north of Liverpool City Centre. The premises is also a 1-minute walk from Maghull train station, making it easily accessed. Treeview Court is a 1960's development consisting of a series of small retail units who are predominantly local traders anchored by One Stop.

VIEWING

Strictly via prior appointment with the appointed agents:



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