

TO LET

£27,000 plus VAT per annum



Unit 3 & 4 Treeview Court, Station Road, Maghull L31 3HF

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. There are also a series of two storey maisonettes which are separately let and accessed from the side of the retail parade.

DESCRIPTION

The subject property consists of a double ground floor retail unit which is of rectangular formation. The unit includes several meeting rooms and W/C and kitchen facilities towards the rear. The unit benefits from external steel roller shutters and there is ample parking to the front of the 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	102.23 sq.m.	1,100 sq.ft.
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TERM

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

RENT

£27,000 plus VAT per annum exclusive.

VAT

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

SERVICE CHARGE AND INSURANCE

TBC

BUSINESS RATES

TBC

EPC

Certificate Number: 4484-1345-7222-2246-2000
Energy Performance Asset Rating: D

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@hwandp.co.uk
alanafinn@hwandp.co.uk

Subject to Contract

Details Updated November 2023



Unit 3 & 4 Treeview Court, Station Road, Maghull L31 3HF

