

# TO LET

£13,500 per annum



## Unit 9 Treeview Court, 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 ground floor retail unit which is of rectangular formation. There are w/c, store and kitchen facilities towards the rear. The unit also 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	585 sq.ft.	54.36 sq.m.
--------------------	------------	-------------

### TERM

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

### RENT

£13,500 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

The current annual budgets are:

Service Charge - TBC

Insurance - TBC

### BUSINESS RATES

The premises have been assessed having a rateable value of £6,100 per annum from 1st April 2023.

### EPC

Certificate Number: 8761-5113-1272-8985-8690

Energy Performance Asset Rating: B

### 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](mailto:mattkerrigan@hwandp.co.uk)  
[alanafinn@hwandp.co.uk](mailto:alanafinn@hwandp.co.uk)

Subject to Contract

Details Updated November 2023



## Unit 9 Treeview Court, Maghull, L31 3HF

