



UNIT 7

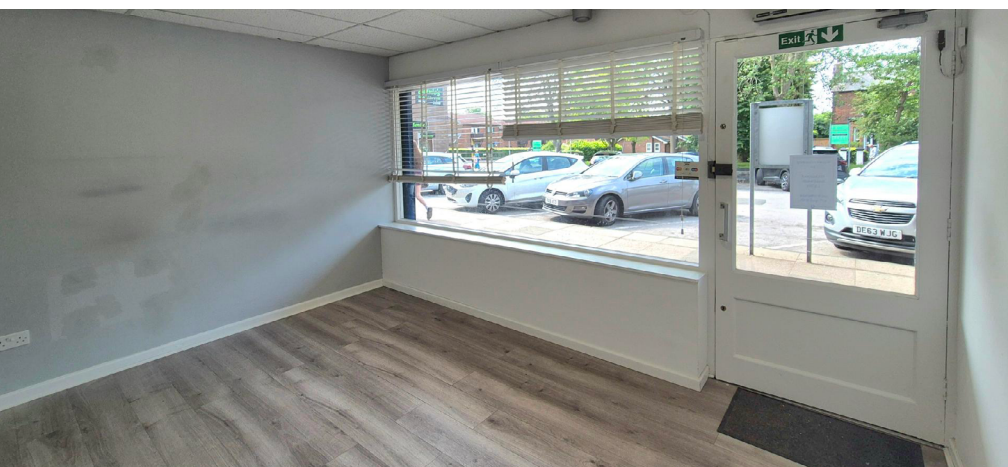
Tree View Court
Maghull
L31 3HF

RETAIL UNIT
TO LET

**M^{Core}**
LCP UK

02072
335255


lcpgroup.co.uk



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.

The subject property is located within Tree View 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.

AREAS

Ground Floor	585 sq.ft	(54.36 sq.m)
TOTAL	585 sq.ft	(54.36 sq.m)

RENT

£15,000 pa excl.

RATEABLE VALUE

£6,100 pa (From 1st April 2023)

SERVICE CHARGE & INSURANCE

TBC

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

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

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

Strictly via prior appointment
with the appointed agents



Charlie Sankey

M: 07774 650125

E: CSankey@lcpproperties.co.uk



Matt Kerrigan

M: 0151 227 3400

E: mattkerrigan@hwandp.co.uk

Alana Finn

M: 0151 227 3400

E: alanafinn@hwandp.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

11-08-2025 AUG25