

788
sq
ft

RETAIL UNIT

788 sq.ft (73.2 sq.m)

- Convenient location
- Excellent community hub
- Dedicated free customer parking
- Occupiers include Boots, Halifax, Santander and Morrisons



Unit 9a, Stafford Moreton Way and Westway, Maghull, Merseyside, L31 2PQ

Hitchcock Wright
CHARTERED SURVEYORS & PARTNERS
0151 227 3400
www.hitchcockwright.co.uk

Mason Partners
0151 227 1008
MASONPARTNERS.COM

LCP
01384 400123
www.lcpproperties.co.uk

Unit 9a, Stafford Moreton Way and Westway, Maghull, Merseyside, L31 2PQ

DESCRIPTION

The unit is configured over ground floor only, occupying a prominent corner position, extending to the following approximate net internal areas:-

AREAS (approx. NIA)	Sq.ft	Sq.m
TOTAL	788	73.2

RENT

£15,000 per annum.

RATEABLE VALUE

£12,750 per annum.

*May not currently pay any rates as per Government incentives. If you benefit from Small Business Rates Relief Rates Payable would otherwise be circa £1,600 per annum.



SERVICES

All mains services are available.

LEGAL COSTS

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

ENERGY PERFORMANCE

The current EPC rating is D85. Further information available upon request.

PLANNING

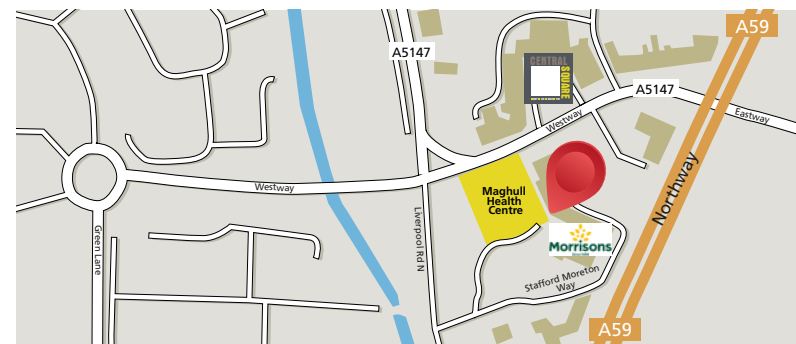
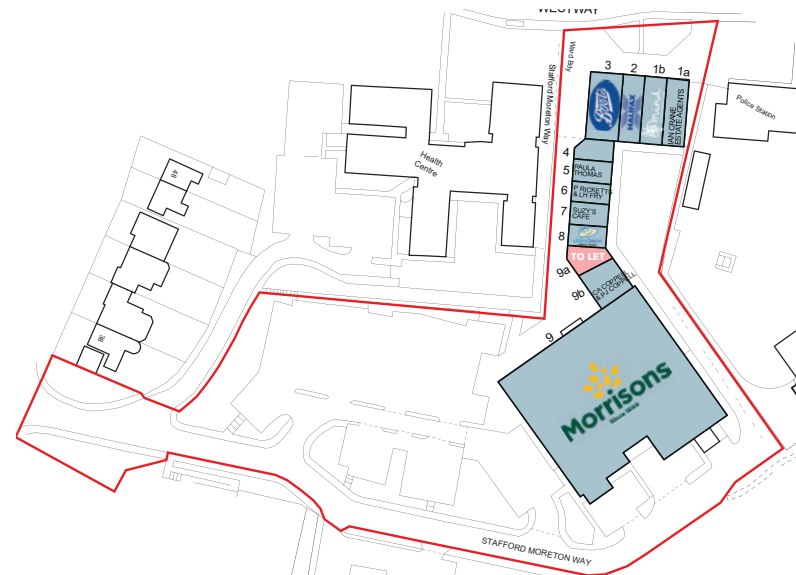
The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office, indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

LOCATION - L31 2PQ

A large Morrison's store with complimentary retail units to the side and rear, along with dedicated customer parking located in the centre of Maghull. An excellent community hub and always busy, the premises provides local residents with a full retail offer in one convenient location.



VIEWING

Strictly via prior appointment with the appointed agents:

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