

# TO LET

- Modern Industrial Unit on Popular Retail and Business Park
- Suitable for Trade Counter Use
- Tenants Include Screwfix, Tile Giant, National Lighting, Tool Station, Clifton Tiles and Bathrooms, City Plumbing, James Hargraves Plumbing Supplies
- **5,308 sq.ft. (493 sq.m.)**

Rent on Application



## UNIT 1G AINTREE RACECOURSE BUSINESS PARK, ORMSKIRK ROAD, LIVERPOOL L9 5AL

### LOCATION

Aintree Racecourse Retail and Business Park is located on Ormskirk Road (the A59) close to the M57/M58 Motorway Interchange (Switch Island), providing easy access to the regional motorway network and Liverpool Docks. Merseyrail stations at Aintree and Old Roan are within walking distance.

The business park provides a strong trade presence and has a total catchment population of almost 2 million people. Liverpool City Centre is located approximately 7 miles to the south and Liverpool John Lennon Airport is approximately 13 miles away.

### DESCRIPTION

The property comprises a modern trade counter/light industrial unit of steel portal frame construction with a minimum eaves height of approximately 5 metres. The property benefits from an electrically operated roller shutter loading door, insulated profile steel cladding to the roof and elevations, 100 amp 3 phase power supply, office/trade counter and w/c facilities.

The estate benefits from 24 hour security.

### FLOOR AREA

Measured on a gross internal area basis the property extends to approximately 5,308 sq.ft. (493.1 sq.m.).

### TERMS

The property is available by way of an assignment or a subletting of the 10 year lease which expires on the 26th June 2026. The current passing rent is £36,850 per annum.

### RENTAL

Upon Application

### BUSINESS RATES

The rateable value of the property is £20,750.

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**EPC**  
Available upon Request.

**VAT**  
All prices, outgoings and rentals are quoted free of, but maybe subject to VAT

**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 Nick Harrop of Hitchcock Wright & Partners.

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Subject to Contract

Details prepared January 2025

