

TO LET

£7,500 per annum



Unit 2 Bridgeway Shopping Parade, Norris Green, L11 8NZ

LOCATION

The premises are located approximately 3 and a half miles North East of Liverpool City Centre in a popular trading destination within the suburb of Norris Green. Broadway is a busy local shopping parade which benefits from roadside parking with a large residential population located within walking distance. Nearby occupiers include Boots, Greggs, Card Factory, William Hill and several local independent traders.

DESCRIPTION

The property is arranged on ground floor level. The unit includes a sales area with W/C and store facilities to the rear. Externally the property features electronic steel roller shutters.

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	325 sq.ft.	(30.20 sq.m.)
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LEASE

The property is available by way of a new lease for a term of years to be agreed.

RENT

£7,500 per annum exclusive.

VAT

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

BUSINESS RATES

The premises have been assessed as having a rateable value of £4,850. Qualifying tenants may benefit from small business rate relief. Interested parties are advised to make their own enquiries with their local council.

EPC

Certificate No. 0934-7683-9018-2430-3105

Energy 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
alanafinn@hwandp.co.uk

Subject to Contract
Details Prepared June 2024



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