

# TO LET / MAY SELL

£19,750 per annum



## 134 College Road, Crosby, Liverpool L23 3DP

### LOCATION

The subject premises is located on College Road approximately 7 miles north of Liverpool City Centre in the suburbs of Crosby and Blundellsands. College Road is a popular neighbourhood, shopping and leisure destination with a large residential population within walking distance benefitting from street parking, bus and rail transport. Nearby occupiers include a Co-Op Food Store, Marine FC, Waterfields Bakers and local favourites including Gillions, Smithies, Savy and the Azul Monkey amongst an attractive mix of independent occupiers.

### DESCRIPTION

The property comprises extensive ground floor area with mezzanine / first floor accommodation behind a fully glazed shop front benefitting from roller shutters between Smithies Hair Salon, Dace and Gillions.

### FLOOR AREAS

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Internal Width	5.6 m	(18.4 feet)
Sales Depth	18.9 m	(62 feet)
Ground Floor Total	96.5 sq.m.	(1,039 sq.ft.)
Mezzanine / First Floor	26 sq.m.	(280 sq.ft.)

### LEASE

The property is available by way of a new full repairing and insuring lease for a term of 10 years.

Available August 2025 or earlier by negotiation.

### RENT

£19,750 per annum exclusive.

### VAT

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

### UNIFORM BUSINESS RATES

The premises have been assessed having a rateable value of £13,000 per annum. Qualifying tenants may benefit from small business rate relief. Interested parties are advised to make their own enquiries with their local council.

### EPC

Certificate Number: 0960-1270-0390-5190-0084  
Energy Performance Asset Rating: C-60

### 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 John Barker or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: johnbarker@hwandp.co.uk

Subject to Contract  
Details Prepared February 2025



# 134 College Road, Crosby, Liverpool L23 3DP

