# 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 enquries 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

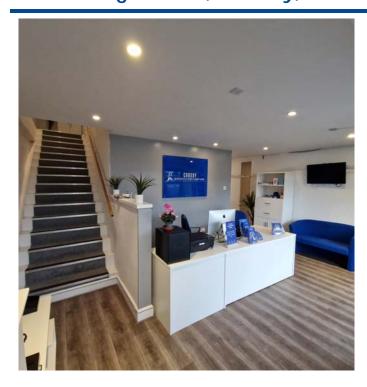
Details Prepared February 2025

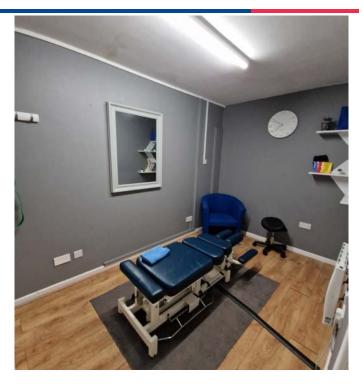
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