# TO LET Ground Floor Unit



### £11,500 per annum



## 136A College Road, Crosby, Liverpool L23 3DP

#### LOCATION

College Road, Crosby is an attractive busy suburban location, a popular destination with a large residential population within walking distance including an attractive mix of independent occupiers, retailers and multiple occupiers including Co-op, Waterfields, William Hill, Marine FC and Gillions.

#### **DESCRIPTION**

The property is situated at ground floor only and consists of sales area with stud partitioned rooms. W/C and kitchen facilities are located to the rear. The property benefits nearby on street and pay & display parking.

#### 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

47.58sq.m. 512 sq.ft.

#### TERM

A new full repairing and insuring lease for a term of 5 years or multiples thereof to be agreed.

#### RENT

£11,500 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 having a rateable value of £6,100 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: TBC Energy Performance Asset Rating: TBC

#### 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 alanafinn@hwandp.co.uk

Subject to Contract Details Prepared August 2024



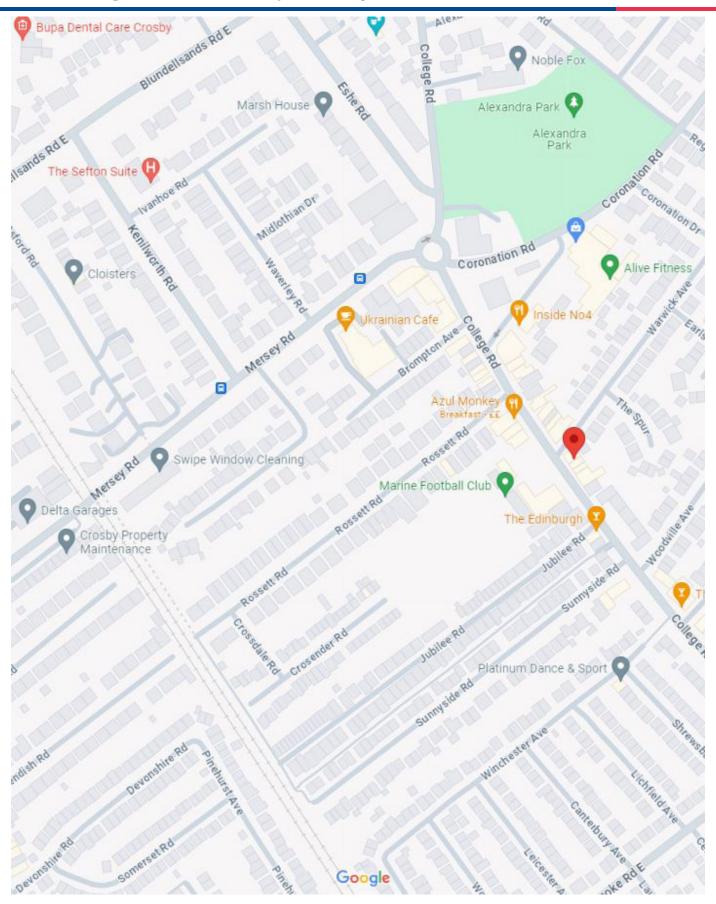
#### HITCHCOCK WRIGHT & PARTNERS | 0151 227 3400

www.hitchcockwright.co.uk

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