

# TO LET

## Ground Floor Unit

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£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 enquiries 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.

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Subject to Contract  
Details Prepared August 2024





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