

TO LET

Subject to Vacant Possession

£25,000 per annum



8 Moor Lane, Crosby, Liverpool, L23 2UE

SITUATION AND DESCRIPTION

The unit is located on Moor Lane within the prime pedestrianised retail centre of Crosby housing a number of both national multiple occupiers and independents including Home Bargain, Sainsbury's, Costa, Greggs, Ladbrokes, Boots and Specsavers.

The property is arranged at ground floor with full height fully glazed frontage and regular shaped accommodation with staff and welfare facilities. In addition the property benefits from planning consented external seating area, a three phase electricity supply and next to a new Loungers unit.

ACCOMMODATION

Whilst the premises have yet to be measured we are advised that they extend to:

Ground Floor	88.7 sq.m.	(955 sq.ft.)
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LEASE

A new lease available on tenants full repairing and insuring terms for a period of 10 years subject to vacant possession.

RENT

£25,000 per annum exclusive payable quarterly in advance subject to 5 year rent review provisions in the lease.

USE

All uses considered within the Use Classes Order of the Town and Country Planning Act - Class E.

UNIFORM BUSINESS RATES

The premises have a current rateable value of £12,250 as at April 2023, information obtained from the Valuation Office website.

SERVICE CHARGE AND BUILDING INSURANCE

The landlord will recover expenditure in relation to common areas and buildings reinstatement insurance.

EPC

Certificate Number: 0090-0035-2949-8629-4092
Energy Performance Asset Rating: C(62-C)

VAT

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

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 of Hitchcock Wright & Partners.

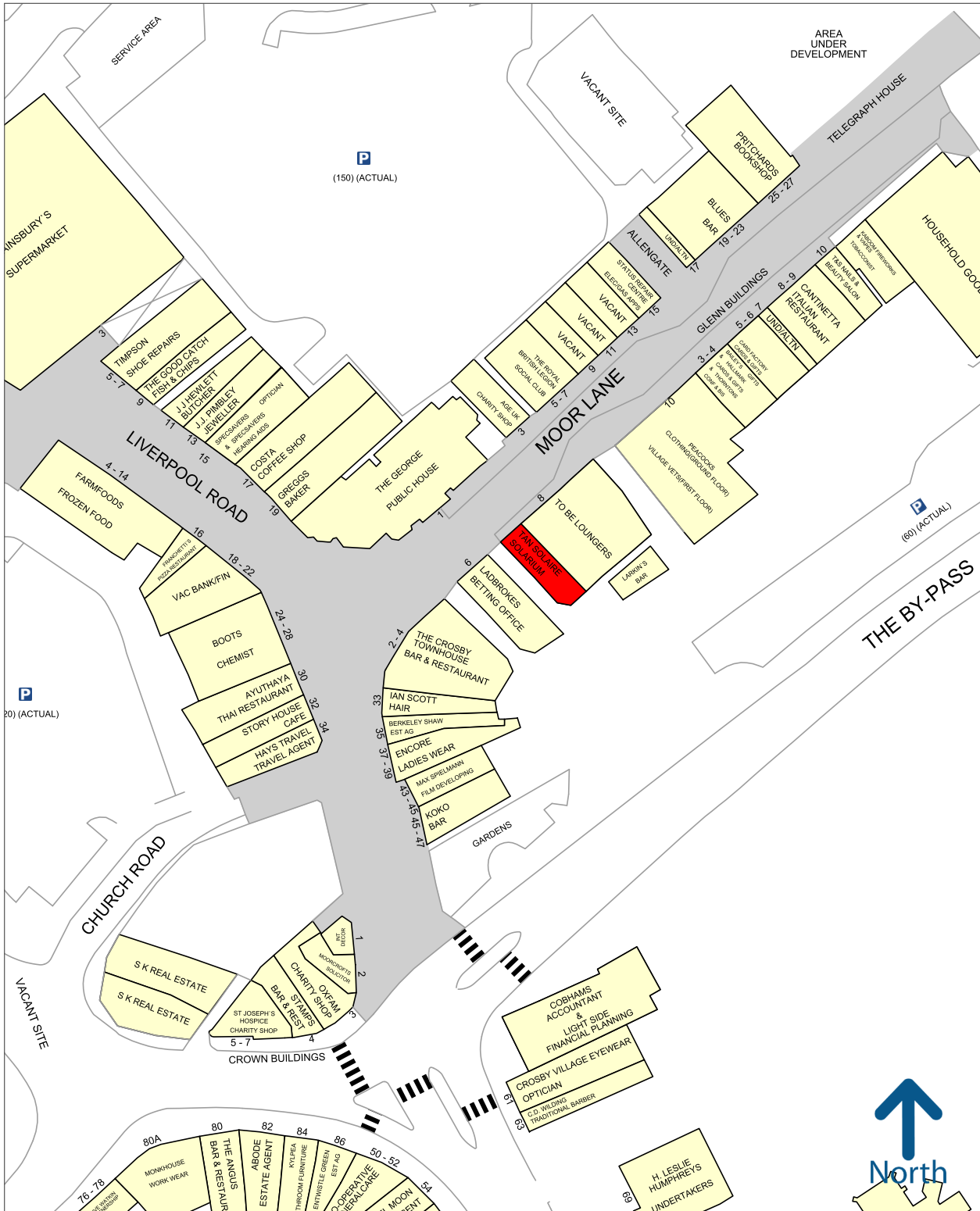
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Subject to Contract

Details Updated January 2025

8 Moor Lane, Crosby, Liverpool, L32 2UE



Experian Goad Plan Created: 29/01/2025
 Created By: Hitchcock Wright and Partners



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