



# TO LET

Retail Unit

1,057 sq.ft (98.2 sq.m)

Unit 9b Stafford Morton Way and Westway, Maghull L31 2PQ

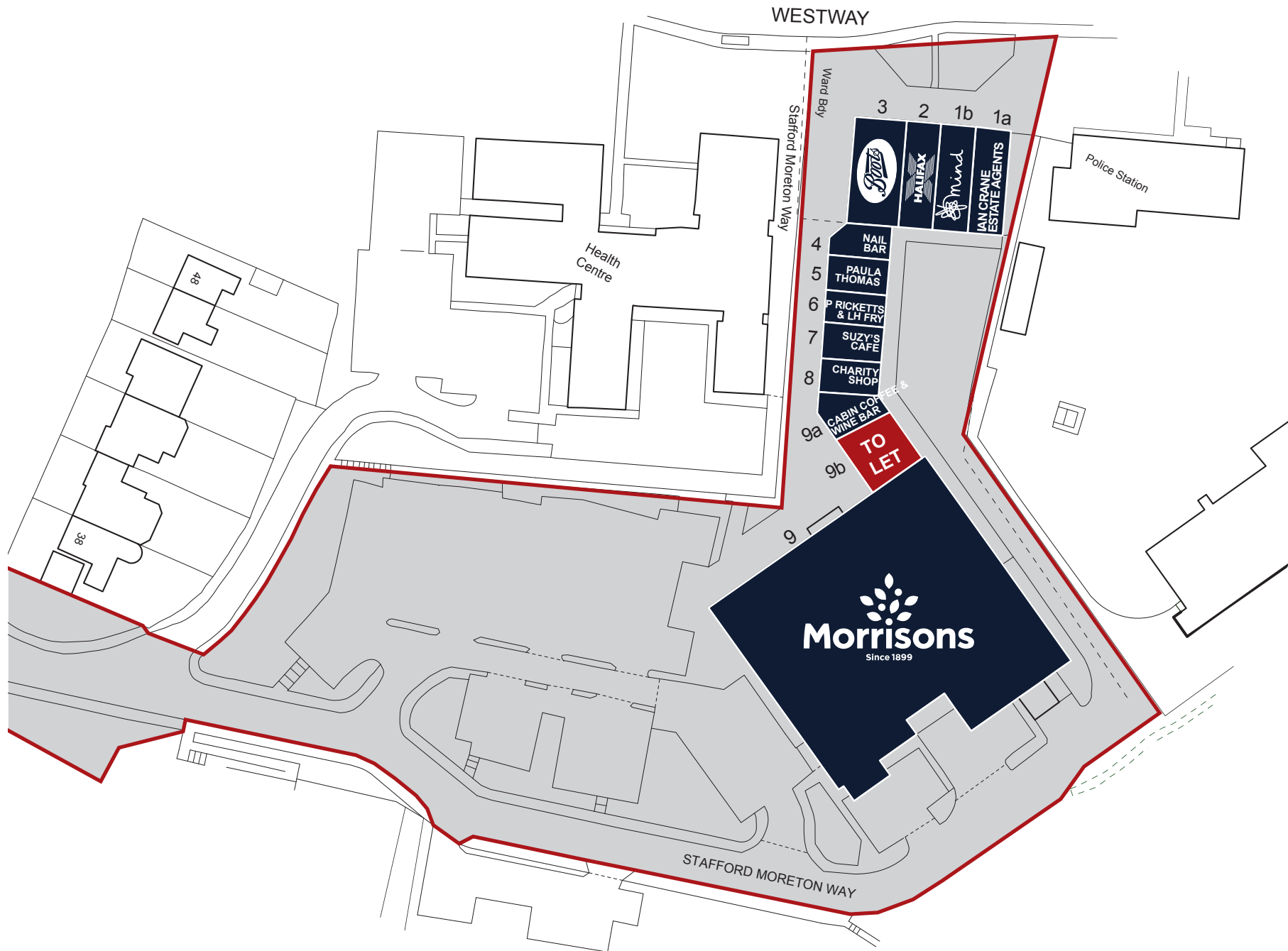
- Convenient location
- Free car parking
- Occupiers include Boots, Halifax and Morrisons

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# Unit 9b Stafford Morton Way and Westway, Maghull L31 2PQ

AREAS (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,057	98.2
TOTAL	1,057	98.2

## RENT

£20,000 per annum.

## BUSINESS RATES

Rateable Value £16,750.

## SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas.

## SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

## ENERGY PERFORMANCE

D:95. Further information available upon request.

## PLANNING

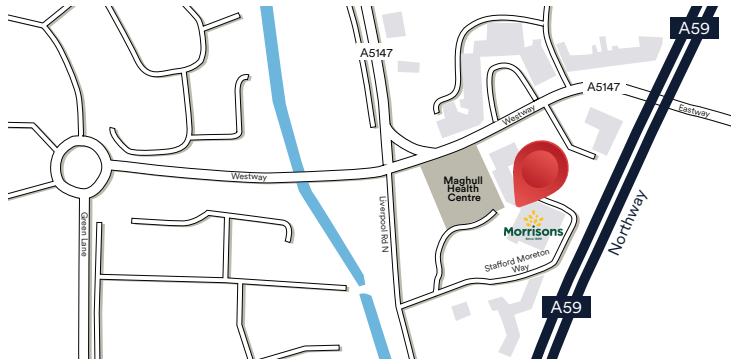
The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office, indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## DESCRIPTION

The unit is configured over ground floor only and situated next door to a Morrisons store.



## LOCATION

A large Morrison's store with complimentary retail units to the side and rear, along with dedicated customer parking located in the centre of Maghull. An excellent community hub and always busy, the premises provides local residents with a full retail offer in one convenient location.

## VIEWING

Strictly via prior appointment with the appointed agent:



## Alana Finn

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## Mason Partners

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