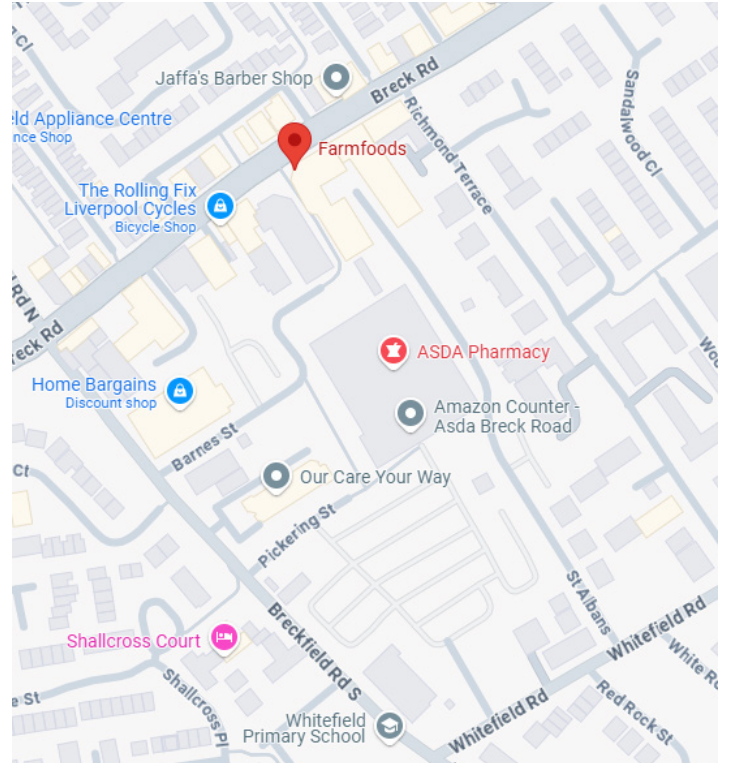


RETAIL UNIT TO LET

AVAILABLE FROM 1ST MAY 2025

£38,500 per annum



Unit 1 The Mall, Breck Road, Liverpool L5 6SP

LOCATION AND DESCRIPTION

The Mall retail parade is prominently positioned on Breck Road (A580) a busy arterial route out of Liverpool City Centre. The area is popular with both local and national retailers including Breck Road COMMUNITY Library, Card Factory, whilst the scheme also benefits from excellent pedestrian flow via Asda Superstore and Home Bargain with associated generous car parking provision.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Gross Frontage	19m	(62 feet)
Sales	244 sq.m.	(2,620 sq.ft.)
Storage, ancillary and staff	55 sq.m.	(598 sq.ft.)
Total Area	300 sq.m.	(3,230 sq.ft.)
Rear Service Yard for Deliveries		

LEASE

The premises are available by way of a new full repairing and insuring lease for a period of 5 or more years to be agreed.

RENT

£38,500 per annum exclusive.

VAT

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

SERVICE CHARGE & BUILDING INSURANCE

Payable, further information available upon request.

UNIFORM BUSINESS RATES

The premises have been assessed as having a rateable value of £20,250 per annum.

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@hwapd.co.uk

alanafinn@hwapd.co.uk

Subject to Contract

Details Prepared February 2025



Unit 1 The Mall, Breck Road, Liverpool L5 6SP

Breck Road District Centre

