RETAIL UNIT TO LET



£20,000 per annum



Unit 11-13 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 incuding Breck Road COmmunity Library, Card Factory, Farm Foods, 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:

Total Area 250 sq.m. (2,690 sq.ft.)

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

£20,000 per annum exclusive.

VAT

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

UNIFORM BUSINESS RATES

The premises have been assessed as having a rateable value of $\pm 20,\!250$ per annum.

EPC

Certificate Number: 9912-3020-0216-0790-2805 Energy Performance Asset Rating: D-81

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 December 2024



HITCHCOCK WRIGHT & PARTNERS | 0151 227 3400

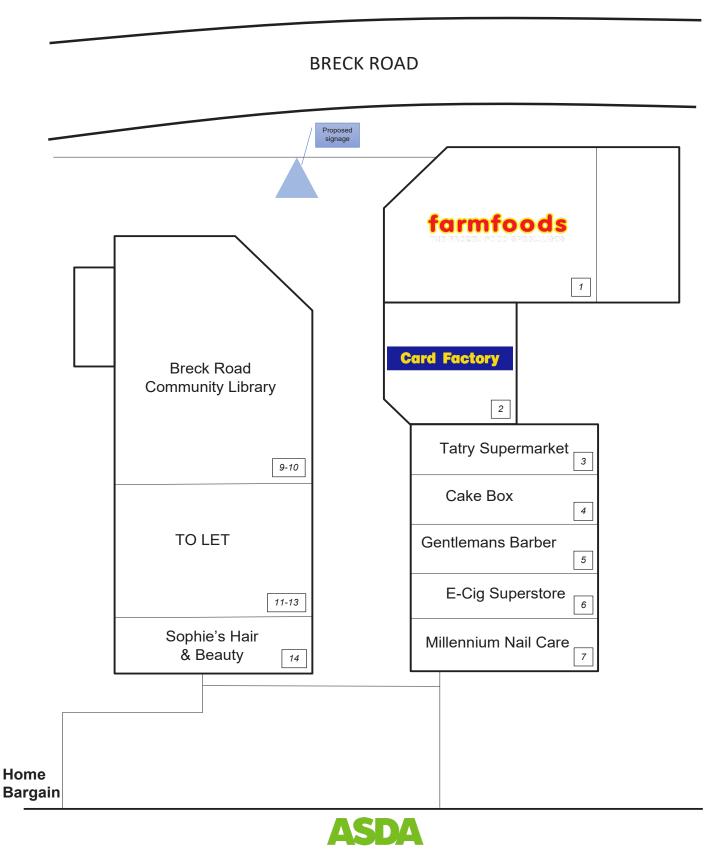
www.hitchcockwright.co.uk

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.



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Breck Road District Centre



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