

# 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 including 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 £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.

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Subject to Contract  
Details Prepared December 2024



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## Breck Road District Centre

BRECK ROAD

