

RETAIL UNIT- TO LET

FAZAKERLEY (LIVERPOOL) - 47 LANDFORD AVENUE L9 6BP

**Mason
Partners**



Location

The premises is situated approximately 4 miles north of Liverpool City Centre. The immediate surrounding area consists of residential housing and a nearby school. The subject location is situated off the East Lancashire Road which is a main arterial route and provides excellent links to the local motorway network (M57 and M58 motorways) and the surrounding Merseyside area.

Accommodation

The property is situated within a small parade of shops. The property is ground floor only and consists of an open-plan sales area. On street parking is available to the front of the property.

The property comprises the following floor approximate area:

Ground Floor NIA: 1,036 Sq Ft (96.24 sq m)

Terms

The premises is available by way of assignment or sub lease of a lease expiring on 8th January 2027. Alternatively, a surrender and new lease could be entered in to.

Rent

£18,000 pax

Rating Assessment

Rateable Value – £7,700 pax.

Interested parties are advised to make their own enquiries with the Business Rates Section of Liverpool City Council Tel: 0151 233 3000

Planning

It is understood that the premises has a Class E planning consent.

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EPC

Energy Performance Asset Rating: D

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

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Lee Quinn

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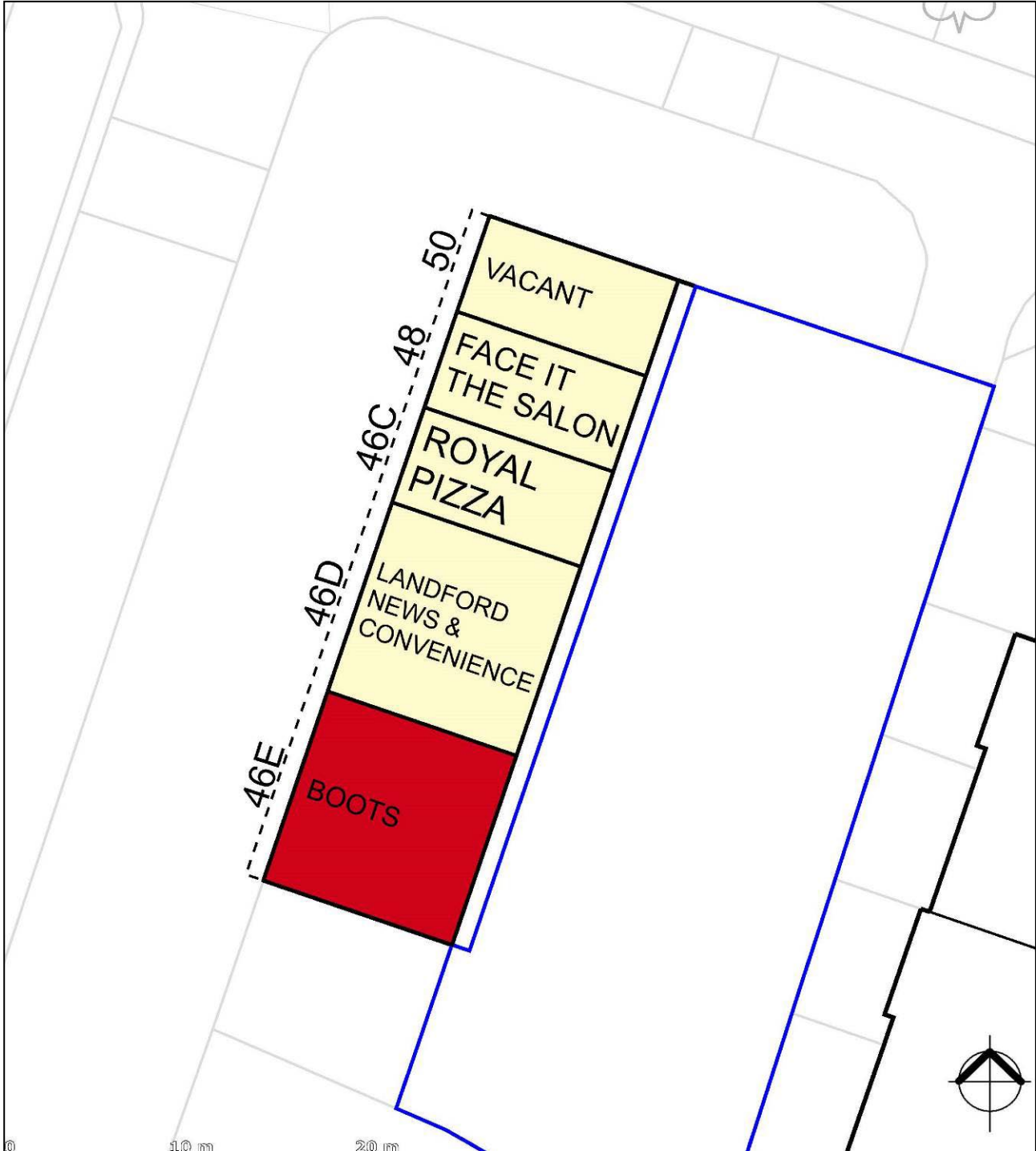
0151 227 1008

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RETAIL UNIT WITH PARKING - TO LET

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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