

# To Let



## Liverpool

Unit 7-10, Stonedale Retail Park, L11 9DH

7,310 sq ft (679 sq m)

Rent on Application

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**Location & Description:**

- **Stonedale Retail Park is located on the edge of Liverpool City Centre, prominently positioned on the A580 East Lancashire Road, one of the main arterial routes benefitting from large passing traffic.**
- **Occupiers on the park include Showcase cinema, B&M, Travelodge, Iceland, Card Factory, Superdrug and Subway.**
- **The premises are arranged on ground floor only with car parking directly to the front and servicing at the rear.**

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**Demise:**

Ground Floor 7,310 sq ft (679 sq m)

The property may be capable of sub-division, further details upon request.

**Rent:**

Available upon request.

**Lease:**

A new eFRI lease for a term of years to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £20,392.68.

**EPC:**

Energy Performance Rating Assessment – C.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £61,000

**Date Prepared:**

April 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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