

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS E

Unit 3 Glenn Buildings North Moor Lane Shopping Precinct, Crosby L23 2SA



Rent: £35,000 PA Ground Floor Area 1,313 Sq ft / 122 Sq M LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Crosby is situated approximately 7 miles north of Liverpool City Centre and 7 miles south of Formby. Crosby is a popular shopping destination with a large residential population with strong demographic.

Multiple retailers include Sainsburys, Home Bargains, Betfred, Card Factory, Costa Coffee and Boots Chemist.

Accommodation:

The premises benefit from a high quality fit out and provide the following areas:-

Demise: Sq Ft Sq M Ground Floor 1313 121.98

Rent:

We are seeking a rent of £35,000 per annum exclusive.

Tenure:

The property is available by way of an assignment expiring on 13th January 2022.

Business Rates:

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £1,119.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

September 2020

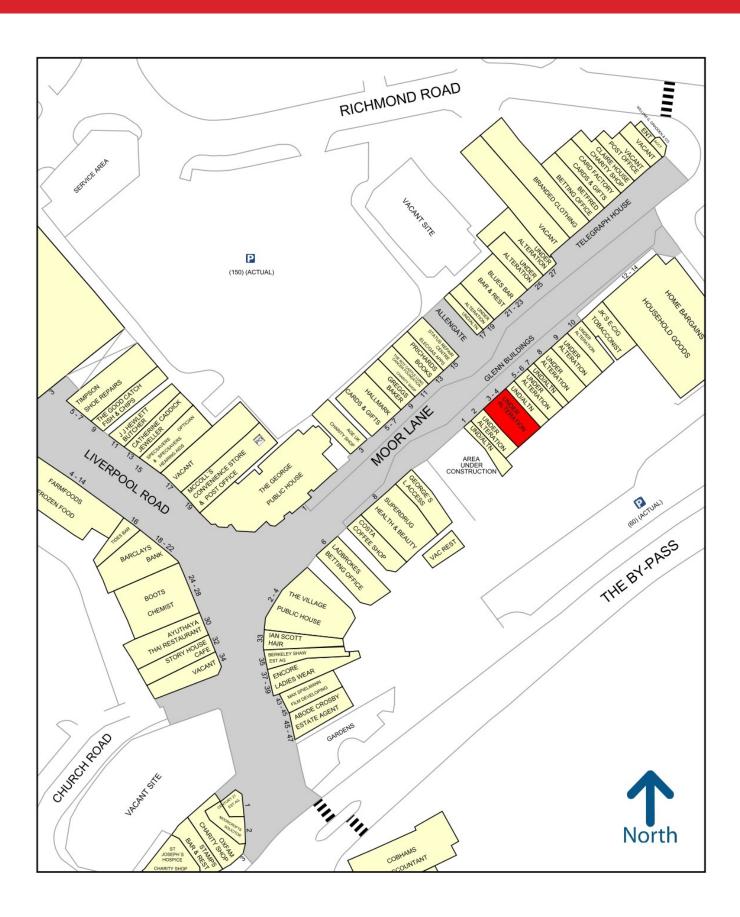
Subject to Contract

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