

ON THE INSTRUCTIONS OF



UNIT 12, SPEKE RETAIL PARK, LIVERPOOL, L24 2WZ

FULLY FITTED UNIT TO LET



LOCATION

The subject premises are located at Speke Retail Park adjacent to the busy A561 Speke Boulevard which provides direct access to Liverpool. The scheme is anchored by a **Morrisons Superstore** and benefits from a large car park with 728 spaces. The scheme also incorporates the local public transport interchange.

The unit is in a terrace of retail units with other tenants including **William Hill, Sayers and Rowlands Chemist**. Other occupiers on the Retail Park include **TK Maxx, Poundworld, Dreams and Iceland**.

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the old rectory > st mary's hill > chester > www.mowbraygill.co.uk

DESCRIPTION

The unit comprises a self-contained ground floor only retail premises benefiting from electrically operated roller shutters and glazing to the front elevation.

PLANNING

The unit benefits from Class A1 retail planning permission.

FLOOR AREA

Approximately 1,000sqft.

LEASE

The premises are available on a new 10 year full repairing and insuring lease subject to a 5 yearly upward only rent review.

RENT

£29,500 per annum exclusive of rates, service/insurance charge and VAT (if applicable).

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

FURTHER INFORMATION / VIEWING

All viewings arrangements and requests for further information should be made via **Peter Mowbray from the sole agent's, Mowbray Gill, on 01244 409555.**

Email: peter@mowbraygill.co.uk

Subject to Contract

October 2017