TO LET
Prominent Roadside Unit
Edge Lane
Liverpool, Merseyside L13 2EY

Approximately 130.06 sq m (1,400 sq ft), on 0.13 hectares (0.33 acres)

Prominent roadside opportunity

Suitable for a variety of uses including retail, restaurant of D1 neighbourhood uses subject to planning

Nearby occupiers include KFC, B&M Home Stores, Halfords, McDonald’s, Frankie & Benny’s and the Liverpool Shopping Park (under construction)
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Location
The property is prominently situated on Edge Lane (A5047) a main arterial route into Liverpool city centre from the west approximately one mile from the start of the M62 motorway.

The property is located adjacent to a variety of commercial retail properties, and opposite the new Liverpool Shopping Park, which is being developed and will provide over 40 new shops over the coming years.

Description
The property is a single storey building formerly used as a car wash, situated on a spacious forecourt. There is a shared area with the neighbouring KFC drive-thru.

Accommodation
The property comprises the following approximate floor areas:

<table>
<thead>
<tr>
<th></th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>130.06</td>
<td>1,400</td>
</tr>
<tr>
<td>Total</td>
<td>130.06</td>
<td>1,400</td>
</tr>
<tr>
<td>Total Site Area</td>
<td>0.13</td>
<td>0.33</td>
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</tbody>
</table>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate [net/gross internal/external] basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.
Tenure
Leasehold.

Terms
The property is available by way of a new lease for a term of years to be agreed.

Planning
The property is available suitable for a variety of uses, subject to planning. Interested parties should make their own enquiries with Liverpool City Council (0151 233 3021).

Please note there is a restrictive covenant on the site preventing the future of the property as a car wash.

Rating
We are advised that the Rateable Value for the property is £17,250 and the UBR for 2016/17 is 49.7p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.2010.voa.gov.uk

Energy Performance
To be assessed.

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

Viewing
Strictly by appointment through the sole agent.
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