

TO LET Retail Unit Formby

109-111 Liverpool Road, Formby
Liverpool, L37 6BR

Key information

- Prime retail unit adjacent to Sainsbury's Local
- Planning Use Class E
- Size – 1,869 sq ft
- £43,000 per annum



Contact

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Sainsbury's

Location

Formby is one of Merseyside's most affluent and sought-after residential locations. Situated within the Metropolitan Borough of Sefton, Formby serves an affluent catchment characterised by high levels of owner occupation, above-average household incomes and strong consumer spending.

The property is located on Liverpool Road, one of the main routes into the town centre. The town is served by Formby railway station providing services to Liverpool and the wider region. The A565 offers convenient access to the wider Liverpool City Region, whilst numerous bus routes connect Formby with neighbouring centres.

Adjacent tenants include Sainsbury's and Howdens.

Accommodation

The property provides the following internal floor areas:

	Sq m	Sq ft
Ground		1,869
Total		1,869

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new sublease with terms to be agreed.

The lease is to be excluded from the Security of Tenure (sections 24-28) of the Landlord and Tenant Act 1954.

Quoting Rent

£43,000 per annum

Business Rates

We are advised that the unit is not separately assessed for Business Rates.

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 at www.gov.uk/calculate-your-business-rates

Energy Performance Rating

Energy Performance Asset Rating – B(49). A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly via the sole letting agent only.

Additional Information

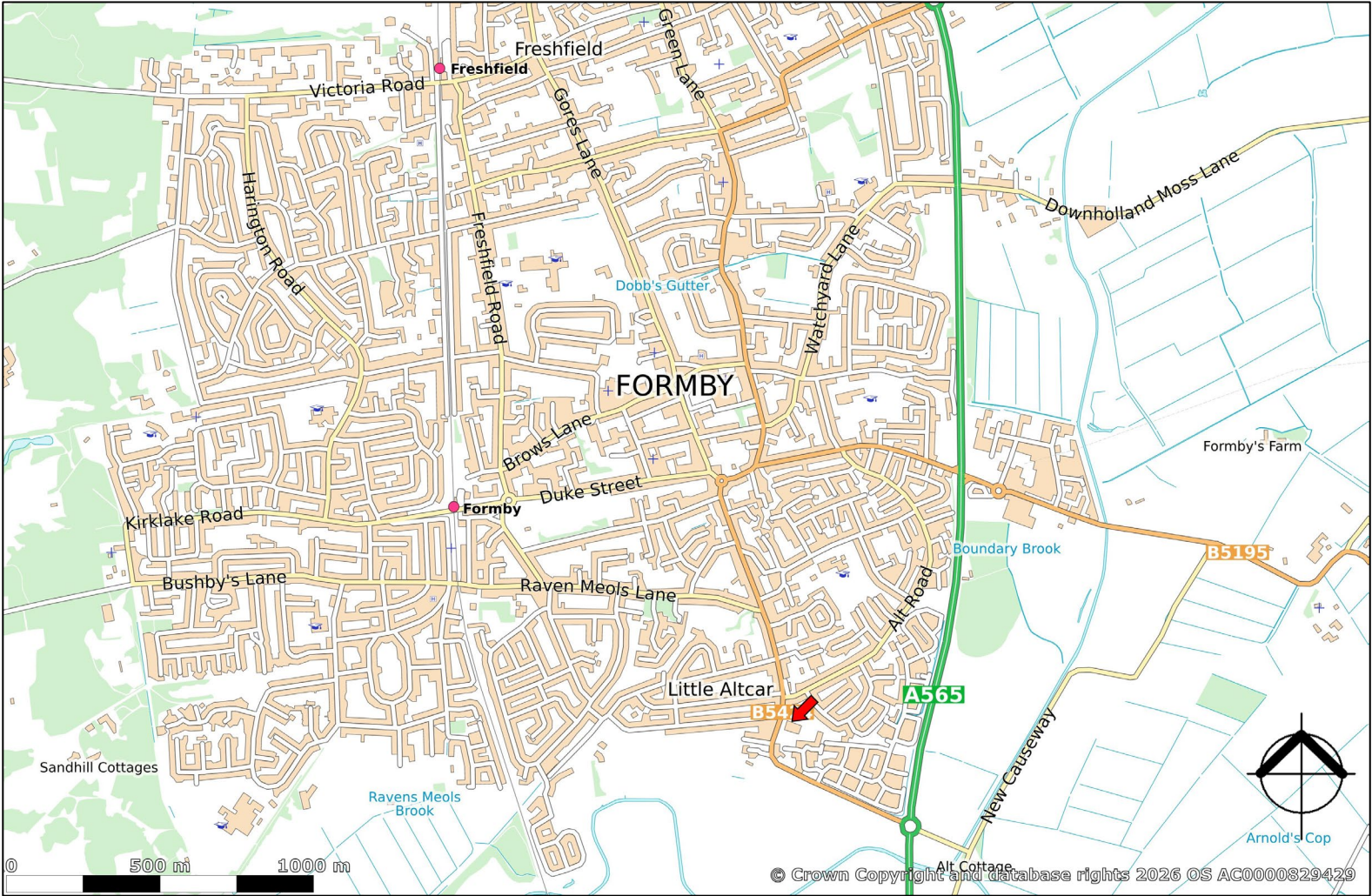
The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

Sainsbury's Property Disposals

Floor Plan



Location Plan



For further details contact:

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