



Location

Crosby is an affluent commuter town located approximately 6 miles north of Liverpool and benefitting from a residential population of approximately 51,000.

Nearby occupiers include Sainsbury's, Boots, Costa Coffee, Superdrug, Greggs, Natwest and Home Bargains.

Description

The premises comprise former bank premises arranged over ground and first floors and provide the following approximate internal floor areas:

| Floor | Sq ft | Sq m |
|--------------|--------------|--------------|
| Ground | 2,118 | 196.8 |
| First | 2,202 | 204.5 |
| Total | 4,320 | 401.3 |

The premises benefit from rear vehicular service access, as well as extensive customer parking nearby and 3 phase electrical supply.

Price

Upon Application

Lease Terms

Available by way of a new lease for a term of years to be agreed.

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.

Business rates

We understand that the property is assessed as follows:

Rateable value: £37,000

UBR 2021/22: 49.9

There is currently rates relief for qualifying retail uses until March 2023. Interested parties should carry out their own investigations.

EPC

An EPC certificate is available upon request.

The premises have an EPC rating of E.

Legal costs

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

VAT

VAT if applicable will be charged at the standard rate.

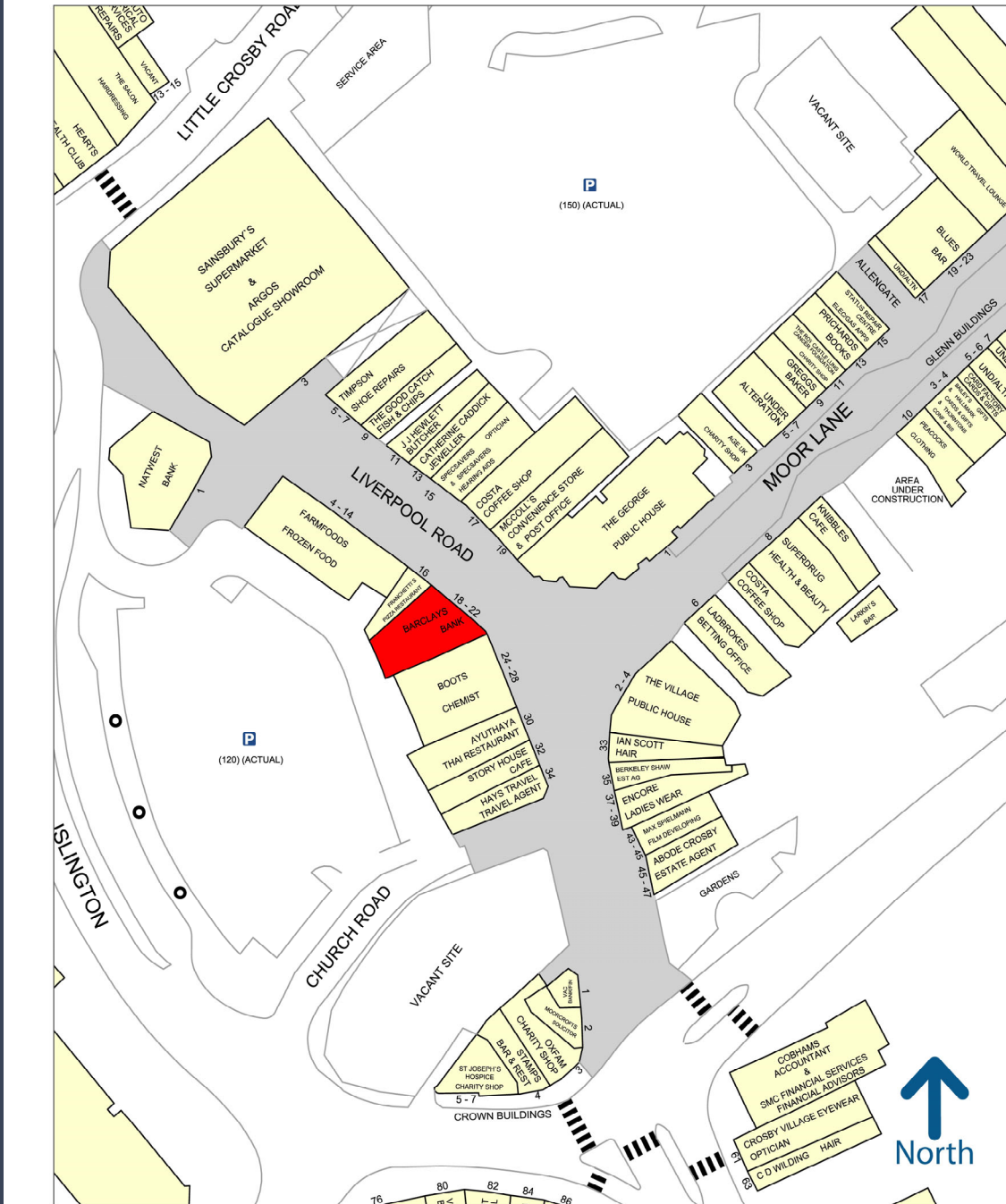
For further information please contact:

Joel Lawson

+44 (0)151 471 6735

+44 (0)7799 478 507

Joel.lawson@avisonyoung.com



Visit us online
avisonyoung.co.uk

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