TO LET

TRADE COUNTER/RETAIL(CLASS E)/ DAY NURSERY/CLINIC

534.19 SQ M (5,750 SQ FT)

Lamb & Swift **Commercial Property**

01204 522 275 | lambandswift.com



UNIT 1 THE NORRIS GREEN LOCAL CENTRE LORENZO DRIVE LIVERPOOL L11 1BQ

£40,000 Per annum

- Suit class E retail, trade counter, day nursery/clinic, or other uses subject to planning permission
- Shared car parking for 253 cars on site and extensive service yard
- Built in 2015

- Aldi food store anchors overall development
- **Excellent servicing at the rear**
- Rent free period available, subject to covenant status

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LOCATION

The Norris Green Local Centre was constructed in 2015 by existing anchor tenant Aldi.

It is adjacent to the Norris Green District Centre and accessed directly off Lorenzo Drive although the separate service yard is accessed off Broad Lane.

The A580 East Lancs Road and Queens Drive are all within easy reach.

Norris Green lies 4.5 miles North East of Liverpool City Centre close to Walton and West Derby.

DESCRIPTION

This unit is constructed of a steel portal frame with clad roof and elevations. It incorporates a canopy to the front elevation and a shop front with entrance door. The rear elevation incorporates an electric up and over roller shutter door to service the unit and an extensive service yard.

Internally there is a first floor mezzanine which could be removed in order to utilise full height warehouse accommodation. The unit has an eaves height of 8 m.

There are WC's and offices at ground and mezzanine levels.

See existing layout plan and internal photos.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

Description	SQ M	SQ FT
Ground Floor	371.61	4,000
Mezzannine Offices	162.58	1,750
Total Gross Internal Areas	534.19	5,750

LEASE TERMS & RENTAL

Available by way of a new Tenants effective Full Repairing & Insuring Lease for a term to be agreed.

The quoting rental is £40,000 per annum plus VAT.

SERVICE CHARGE

A service charge is payable of $\pm 2,331$ annually. Further information will be made available on request.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Interested parties are advised to make their own enquires with the Local Rating Authority.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICES

All mains services are connected to the property. The offices are heated via gas fired central heating. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial. **Telephone**: 01204 522275

Contact: Nick Swift Email: <u>nswift@lambandswift.com</u>

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4QZ

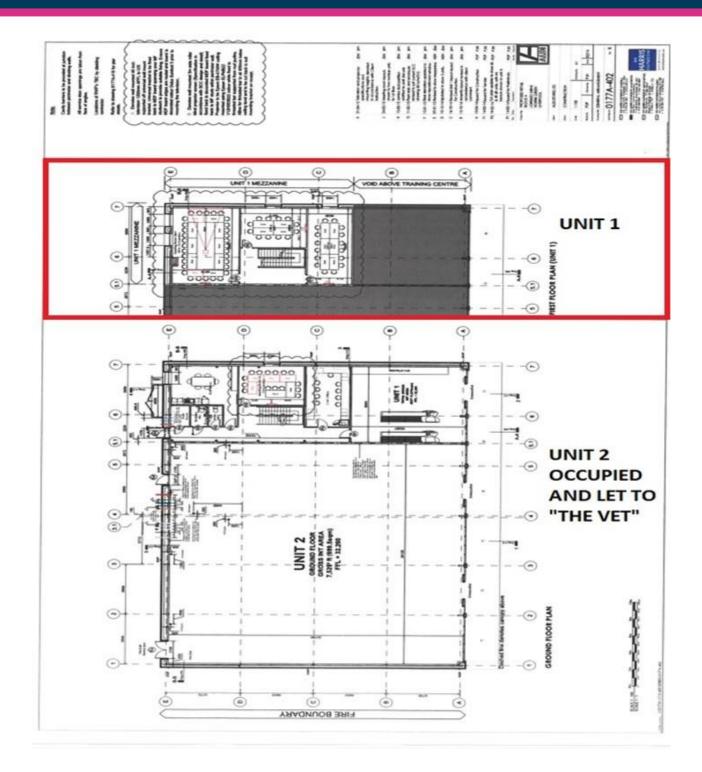


Important Notic

Meases Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for us and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the contents, of them. If the second or the contract of Associations of Swift Commercial has any authority to make or give any representations or warranty whatsever in relation to this property.

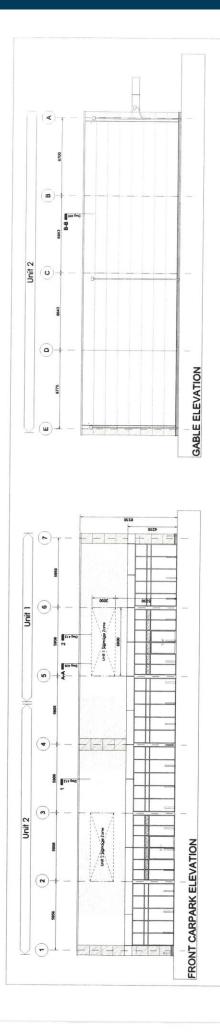
Lamb & Swift

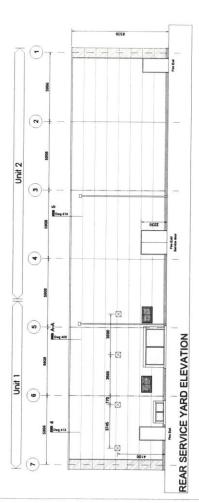
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MATERIAL SPECIFICATION

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WALLS TO ACHEVE U-VALUE OF 0.35 WIMDK -

THERMALLY BROKEN ALMARAM BRORFRONT WIRDOW SYSTEM FRAME COLOUR ANTHRACITE GREY - RAL 7016. ALL TO ACHEVE A MIN U-VALUE OF 2.2WIM'N.

A statistical control of the statistical control ORB CLADDING PA RAL 9010 ON 50mm

LOW LEVEL BRUCKWORK SPEC - SMOOTH BLOCKLEYS BLUE WITH TRLCON W14 MORTAR.

CANOPY FASCMS - 2mm POWDER COATED ALUMINIUM FASCIA. ANTHRACITE GREY - RAI, 7016. PARAPET TRIM, 2mm FLAT TRIM, COLOUR ANTHRACITE GREY REF RAL 7016.

CANOPY SOFFIT - SOFFIT LINED IN ASH AND LACY 150mm WIDE ASH THAK ON SUSPENDED DRIN PRAMMAD COLOURI NAL, D010 WINTE FRED IN COMPLETE ACCORDANCE WITH WAWLFACTURERS RECOMMENDATIONS.

STEEL ESCAPE DOORS - 2230mm HIGH POLYESTER POWDER COATED COLOUR ANTHRNGITE GREY. TO ACHEVE UVALUE OF 2.2 WIMOR.

ENTRANCE - POLYESTER POWDER COATED ALLMINNUM (RAL7016 ANTHRACITE GREY).

GABLE ELEVATION

LOUVERS - STOVE ENAMELED RAL 7016 ANTHRACITE GREY (POSITIONS TO BE CONFIRMED BY TENANTS)

BOLLARDS - AUTOPA BRUSHED STANLESS STEEL TO SHOPFRONTS, GRADE 304.

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DATE SCHOOL SEALS IN THE T Note: Tenent signage subject to separate application.

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