

# TO LET

TRADE COUNTER/RETAIL(CLASS E)/ DAY NURSERY/CLINIC  
534.19 SQ M (5,750 SQ FT)

Lamb & Swift  
Commercial Property

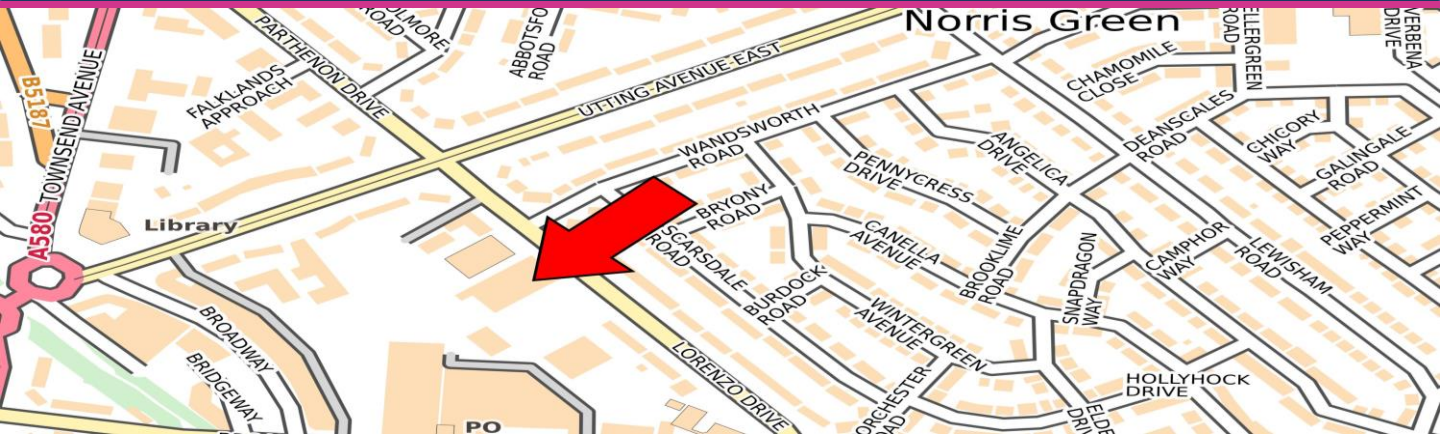
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**UNIT 1**  
**THE NORRIS GREEN LOCAL CENTRE**  
**LORENZO DRIVE**  
**LIVERPOOL**  
**L11 1BQ**

**£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



### 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
Mezzanine Offices	162.58	1,750
<b>Total Gross Internal Areas</b>	<b>534.19</b>	<b>5,750</b>

### 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 £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: [nswift@lambandswift.com](mailto:nswift@lambandswift.com)

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









Site layout  
Scale 1:500 @ A1  
0 5 10 15 20 25m  
SCALE 1:500

Project No: 16948-70-01  
Client: ALDI STORES LTD  
Site: 1300  
Contract: JA  
Contract No: 1300-01-01



Store Information:  
LORING DRIVE  
LIVERPOOL

**Design Legend**

Color	Description
Red	Building Footprint
Yellow	Parking Area
Blue	Landscaped Area
Orange	Other Landscaped Area
Green	Green Space
Grey	Other



THE HARRIS PARTNERSHIP  
Architects