

5 Molyneux Way, Aintree, Liverpool. L10 2JA

Retail Premises – To Let



LOCATION

The property sits in a commercial neighbourhood within the Aintree area of Liverpool. Molyneux Way serves shops and has car parking and is close to major transport links including the A59 and local railway station. Access to the wider region is via 'Switch Island' giving access to M57 / M58.

DESCRIPTION

The premises comprises a ground floor lock-up shop unit located next door to the trading Tesco Express store. The shop front is fully glazed and incorporates centrally positioned double doors. A rear door opens to the rear service yard / car park.

Internally the unit is divided by a stud partitioned wall to create front sales area and rear stores. A toilet and basic kitchen facilities are provided within the rear stores area.

The unit has suspended tiled ceiling throughout.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Total 104.21 sq m 1,122 sq ft

TENURE

The premises are available To Let by way of a new sub-lease for a term of years to not exceed June 2036, to be agreed.

RENT

£32,000 per annum, exclusive.

BUSINESS RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value from 1/4/2026 - £33,250

Interested parties should verify this information with the local rating authority.

USE

All interested parties are advised to check their proposed use with the local planning authority.

EPC

C - 69

VAT

All figures quoted are subject to VAT where payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available on completion on legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk



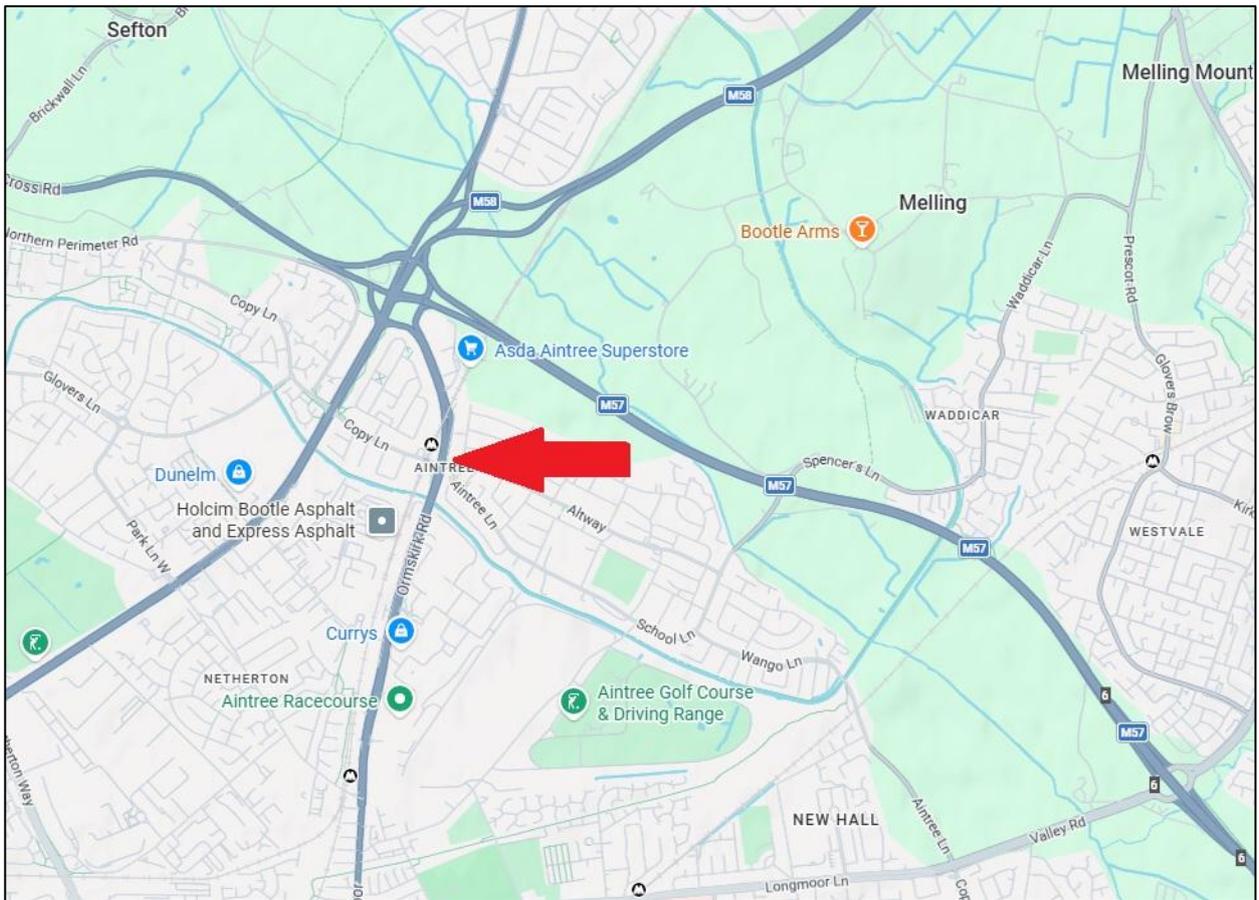
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info@johnsonfellows.co.uk

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