

Prominent Shop to Let on a new lease

158 College Road
Crosby
L23 3DP



Crosby is situated approximately 7 miles north of Liverpool city centre and immediately south of Southport, being a coastal suburb famed for Anthony Gormley's installation 'Another Place' on Crosby beach. Crosby has a total population of approximately 52,000 out of Sefton Borough's total population of approximately 285,000.

Location

The subject property is situated in a prominent position on College Road which is a popular neighbourhood shopping destination close to a large number of dwellings and with other occupiers in the immediate vicinity including Marine FC, Co-op convenience store, Gillions, William Hill and a range of good quality independent traders.

Description

The property comprises a ground floor lock-up shop with ancillary wc/kitchen facilities and offers the following accommodation:-

Accommodation

Ground floor	38.6 sq m	(416 sq ft)
Ground floor kitchen	2.5 sq m	(27 sq ft)
Total net internal area	41.1 sq m	(443 sq ft)

Lease

The property is available to let on the basis of effectively a full repairing and insuring lease for a term of years to be agreed.

Rent

Commencing rental of £9,500 per annum

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Shop and premises

Rateable value £6,800
UBR – 49.1p (2019/2020)

Applicants are advised to make their own enquiries of the local rating authority.

NB: As such, a qualifying occupier will benefit from small business rate relief in respect of the subject premises.

Energy Performance Certificate

To be provided.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

All prices, rentals and outgoings are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment through the agents Peill & Company, tel 01539 888 000, kendal@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.