

## 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)
<b>Total net internal area</b>	<b>41.1 sq m</b>	<b>(443 sq ft)</b>

### 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.**