

# TO LET



RogerHannah



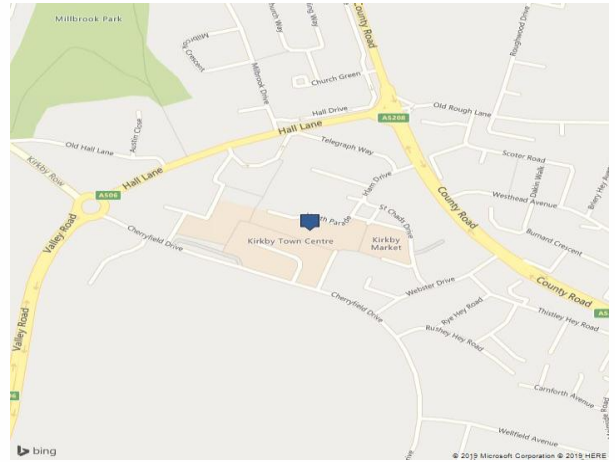
Kirkby Shopping Centre, Unit 6, St. Chads Parade, Liverpool, Merseyside, L32 8RH

## Retail Premises

3,217 Sq Ft (298.86 Sq M)

- Established Shopping Destination
- New Proposed Development
- AC
- Flexible Terms





## Location

Some of the anchor stores include New Look, Peacocks, Specsavers, Superdrug, B&M, Home and Bargain, Iceland and Poundworld, among the 90 stores, including a vast array of independent retailers, which are the heart of the Town Centre.

Kirkby is located 6 miles north east of Liverpool and approximately 29 miles west of Manchester, within Merseyside in North West England. It is accessed via junctions 5 and 6 of the M57 motorway

## Description

The property comprises a retail premises, with open plan layout, large glazed frontage, AC, WC and kitchen facilities

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis to provide the following floor areas:

Ground Floor	133.7 sq m	1,439 sq ft
First Floor	112.4 sq m	1,209 sq ft
Second Floor	52.4 sq m	564 sq ft
Total	298.8 sq m	3,217 sq ft

## Lease Terms

The premises are held on a lease expiring July 2022. We are seeking an Ex Act sub lease however consideration will be given to short term arrangements.

## Asking Rent

£35,000 per annum.

## Business Rates

Rateable Value: £32,500

Rates Payable: £15,632.50

## EPC

EPC: C(58). A copy of the EPC is available on request.

## VAT

If VAT is applicable on this property it will be at the prevailing rate.

## Legal Costs

Each party are to be responsible for their own legal costs.

## Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

### Roger Hannah

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## Date of Preparation

09 October 2019