



# TO LET

**Unit 1A, 113 Northway,  
Maghull L31 2HA**

Retail unit

- Prominent roadside retail unit
- On-site car parking
- Total site area: 0.61 acres
- Suitable for alternative uses, subject to planning consent



## Location

Maghull is situated approximately 10 miles to the north of Liverpool city centre. The subject premises occupy a prominent position fronting Northway (A59) in an area of mixed land use including retail, leisure and residential premises. The premises are directly adjacent to the Red Lion neighbourhood shopping parade and an Esso service station and benefit from dual access directly off Northway and Liverpool North Road.

## Description

The premises comprise of former car showrooms converted to a retail warehouse unit previously occupied by a tile retailer and having the benefit of an established retail use. The unit has brick and block elevations under a pitched roof with glazed retail display frontages to both sides of the premises.

The site comprises 0.61 acres and provides ample on-site parking for at least 20 vehicles. Alternatively, the premises will be suitable for refurbishment/redevelopment for alternative uses subject to requisite planning permission.

## Accommodation

The premises comprise the following approximate floor areas.

<b>Ground floor</b>	429.29Sq m	4,621 Sq ft
---------------------	------------	-------------

## Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## Rent

Upon application.

## Rates

Interested parties are advised to make their own enquiries with the local authority on 03000 501 501.

## VAT and costs

All prices, premiums and rates etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

The property has an EPC rating of D(94). EPC available upon request.

## Viewing

Appointments to view by prior appointment with James Harrocks at this office. Call 07768 857 688 or email james@harrocks.co.uk

Subject to contract

## Unit 1A, 113 Northway, Maghull L31 2HA



**Misrepresentation Act. © Harrocks Commercial Property Ltd**

Disclaimer: Harrocks Commercial Property Ltd and its subsidiaries and their joint agents if any ('HCP') for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of HCP or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or of all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of HCP has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any resale potential or value or at all.

- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of HCP or its employees or agents, HCP will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HCP.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HCP shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.