



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.

Ground floor	429.29Sq m	4,621 Sq ft
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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.

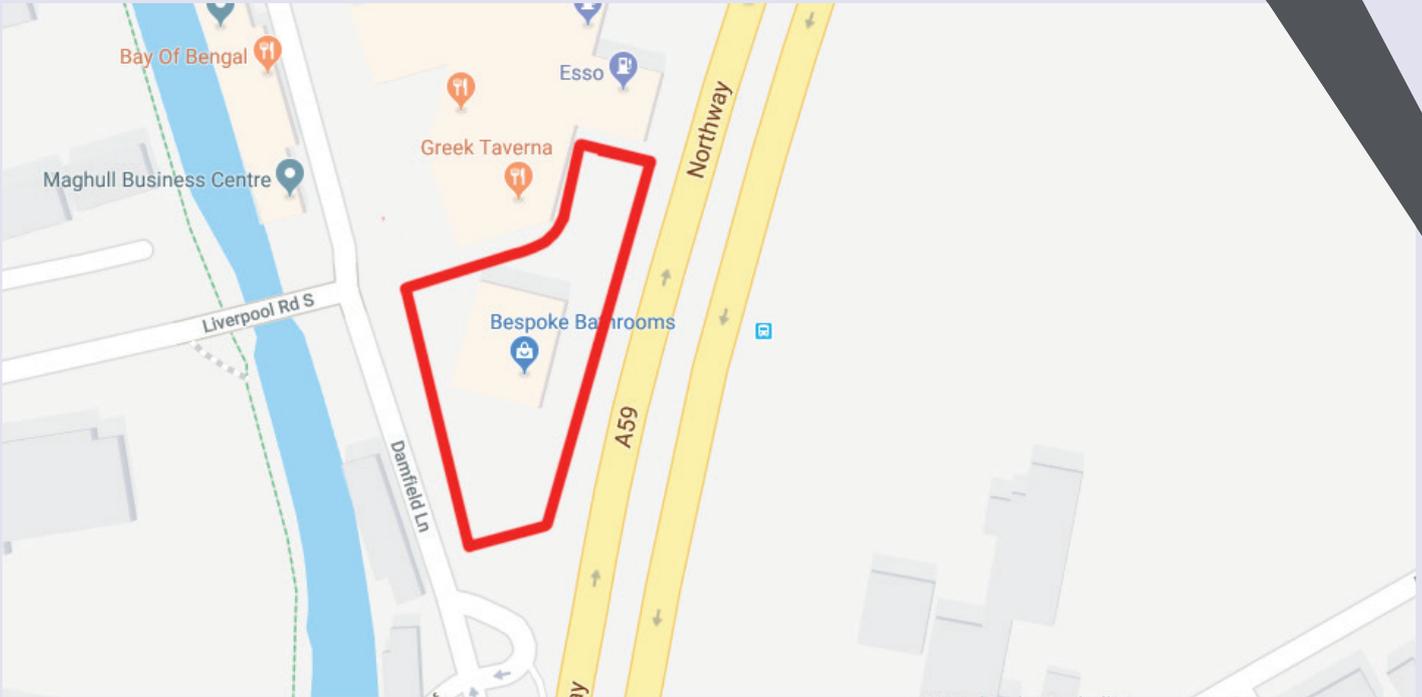
The property has an EPC rating of D(94). EPC available upon request.

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

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