

# To Let

24 New Town Gardens, Kirkby, L32 8RU



For further information  
please contact:

**Joel Lawson**  
T: 0151 471 6735  
[joel.lawson@avisonyoung.com](mailto:joel.lawson@avisonyoung.com)

**Jennifer Mallon**  
T: 0151 471 6714  
[jennifer.mallon@avisonyoung.com](mailto:jennifer.mallon@avisonyoung.com)

Subject to Contract

## Description

Kirkby is situated in Knowsley, Merseyside approximately 6 miles north-east of Liverpool City Centre.

The subject property comprises a three storey end of terrace former bank premises in Kirkby town centre. Nearby occupiers include Home Bargains, New Look, Superdrug and Iceland.

## Accommodation

The premises provide the following approximate net internal floor areas:

Floor Areas	Sqm	Sq ft
Ground Floor	246.53	2,654
First Floor	185.67	1,999
Second Floor	184.22	1,983
<b>Total</b>	<b>616.42</b>	<b>6,635</b>

## Tenure

The premises are held by way of an existing lease expiring 15/04/2020 .

## Rent

£50,500 per annum

## Business Rates

Rateable Value: £9,500 (2017 List)

UBR 2017/18: 47.9p

Interested parties should make their own enquiries with the Local Authority.

## Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

## Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT, if applicable will be charged at the standard rate.



Experian Goad Plan Created: 03/10/2017  
Created By: GVA



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011