

### 24 New Town Gardens, Kirkby, L32 8RU



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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
Total	616.42	6,635

#### **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.

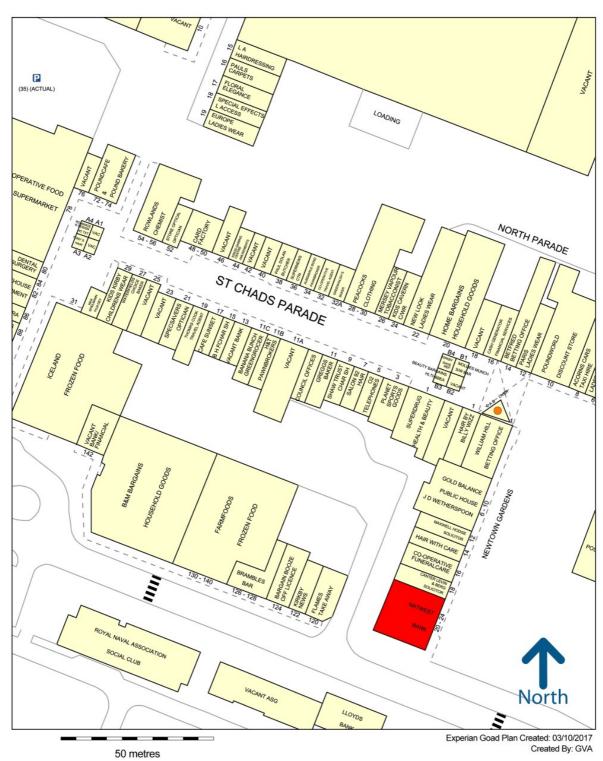
#### **VAT**

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

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# Map data

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Septmeber 2017

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