

# RETAIL UNIT TO LET WITH A5 CONSENT

Unit 6, Halewood Shopping Centre, Leather's Lane, Halewood, Liverpool,  
L26 0AD

**Mason  
Partners**



## Location

Halewood Shopping Centre is located in the Liverpool suburb of Halewood, approximately 8 miles south-east of the city centre and 5 miles from the Tarbock Interchange of the M57 and M62. The centre draws from a 5 minute off-peak drive time catchment population of 17,900 persons and is anchored by Aldi, Home Bargains, Tesco and Iceland.

## Description/Accommodation

Unit 6 comprises a modern retail unit of regular configuration. The unit is extremely prominent to Leather's Lane and is conveniently positioned in relation to the centre's car parking provision and the busy on-site bus stops.

The unit has extensive glazed frontages and a generous eaves height. It is currently in a shell condition internally. It has a gas supply and 3-phase electricity supply.

Internal Width	6.62 m	22 ft
Internal Depth	13.5 m	44 ft
<b>TOTAL NIA</b>	<b>89.37 sq m</b>	<b>962 sq ft</b>

## Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£29,500 per annum exclusive of rates, VAT and service charge.

## Business Rates

Rateable Value - £16,500  
Rates Payable - £7,920

## Service Charge

A service charge operates at Halewood Shopping Centre and the current budget reflects an annual payment in respect of Unit 6 of approximately £3,750.

## Planning

The unit benefits from an A5 (Hot Food takeaway) Planning consent.

## EPC

An Energy Performance Certificate is available on request and the rating is 'C60'.

## VAT

The property is registered for VAT.

## Viewing

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