



## LIVERPOOL – UNIT 9A AINTREE RACECOURSE RETAIL PARK L9 5AY

**PRIME SHOP - TO LET/ASSIGN due to relocation to  
larger premises**



### Location

Aintree Racecourse Retail Park is located on Ormskirk Road (A59) close to the M57/M58 motorway interchange (Switch Island), providing easy access for shoppers from the regional motorway networks. Merseyrail stations at Aintree and Old Roan are both within walking distance.

The retail parks and surrounding stand-alone retail units combine to make one of the largest out-of-town retail warehousing clusters in the North West at 546,891 sqft.

The 153,500 sqft (14,262 sqm) retail park consists of 14 retail units accommodating Currys PC World, Bensons for Beds and Home Sense. The adjacent Aintree Retail Park is occupied by other national retailers such as Next, M&S, B&Q, Boots, Pets at Home and DFS.

The development has free parking for over 500 cars.

The subject unit occupies a prominent corner location on a terrace comprising 3 shops.

### Accommodation

The property is arranged on ground floor only providing:

Ground floor    92.9 sq m        1,000 sq ft

Interested parties are advised to satisfy themselves as to the accuracy of these figures.

### Lease

The premises are held by way of 10 year lease from 2<sup>nd</sup> October 2019

Rent £37,500 pax.

Tenant only break clause 2<sup>nd</sup> October 2024



**Business Rates**

Rateable value            £25,500  
Rates payable            £12,520.50

Interested parties should verify this figure with local rating authority

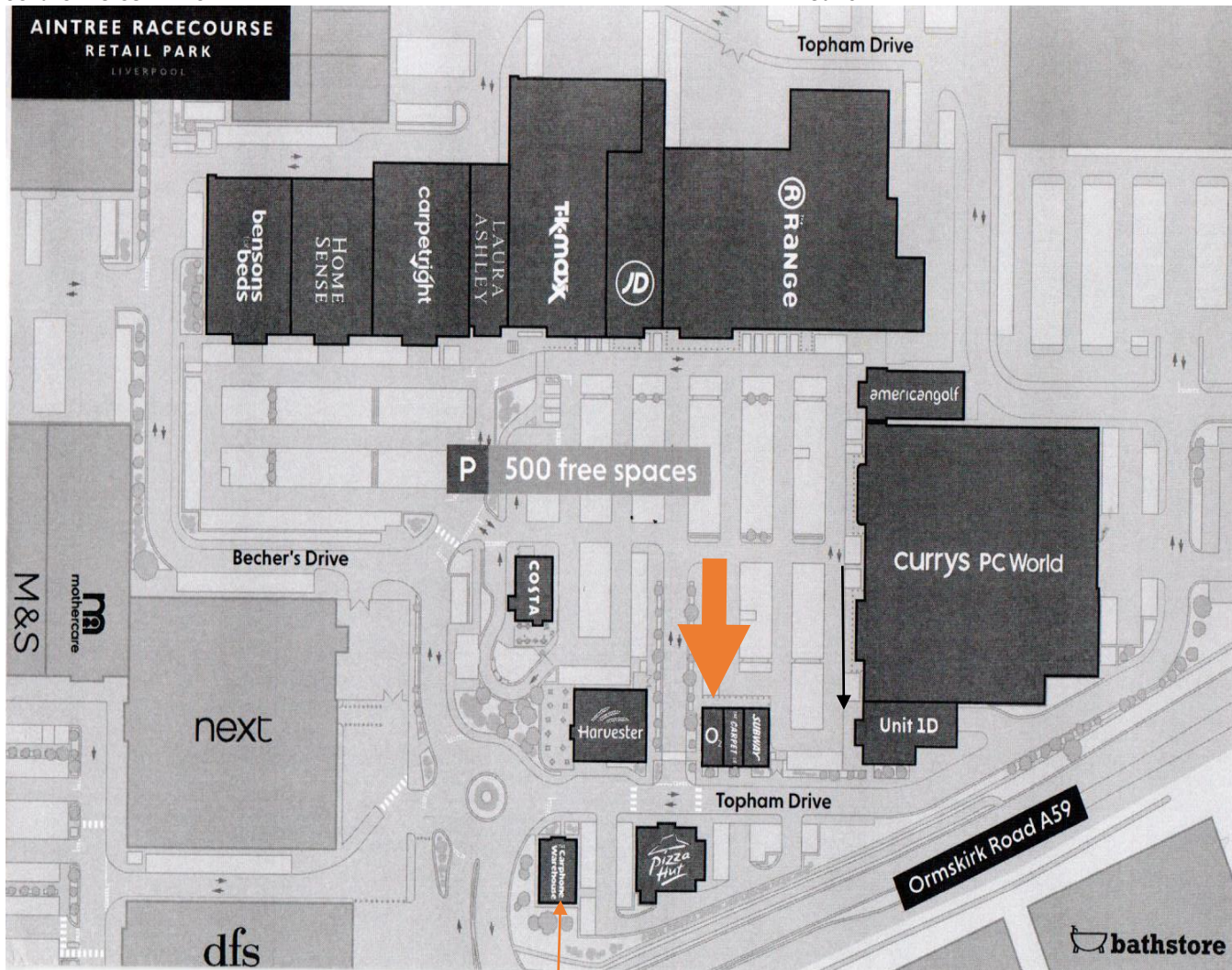
**Viewing/Information**

All viewings are to be carried out strictly by prior appointment through the agents Francis & Company.

Contact:            **Mike Francis**

SUBJECT TO CONTRACT

Feb 2021



**Now 02**

**Misdescriptions**

Francis & Company on behalf of ourselves and the Sellers or Lessors of this property whose Agents we are give notice that:-1. The Particulars are a general outline of the property only for guidance of intended buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make their own enquiries.3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided by Francis & Company. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.