

AINTREE (L10 3JA) 9B ALTWAY, OLD ROAN

TO LET



SITUATION/DESCRIPTION

The premises occupy a good location on Altway, Old Roan. Old Roan forms part of Aintree Village, located approximately 7 miles north of Liverpool city centre. It has excellent communication links being located just off the A59 as well as being very close to the Switch Island junction where the M57/M58/A59 and A5036 all meet. Old Roan Merseyrail Station is within walking distance of the property. The property itself is located at the end of a parade of shops known as Bleasdale Shopping Centre. Other occupiers within the vicinity include **Tesco Express, Domino's, William Hill and The Post Office.**

ACCOMMODATION

The premises provide the following approximate areas:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	91 m ²	980 ft ²
First Floor	119 m ²	1,280 ft ²

TENURE

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

**mason
owen**

property consultants

0151 242 3000

Gladstone House, 11 Union Court, Liverpool L2 4UQ.
F 0151 236 2569 E liverpool@masonowen.com www.masonowen.com

AINTREE

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RENT

On application.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

Rateable Value 2017	£32,000
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For Rates Payable information interested parties are advised to visit www.gov.uk/correct-your-business-rates Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority.

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D87
The EPC is available at www.epcregister.com

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with Mason Owen.

Contact Luke Arnold
Tel 0151 242 3091
Mobile 07584 673 139
Email luke.arnold@masonowen.com



SUBJECT TO CONTRACT

Details produced September 2017

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