



TO LET

SUBSTANTIAL RETAIL PREMISES

Unit 1, 47/49 Three Tuns Lane, Formby L37 4AQ

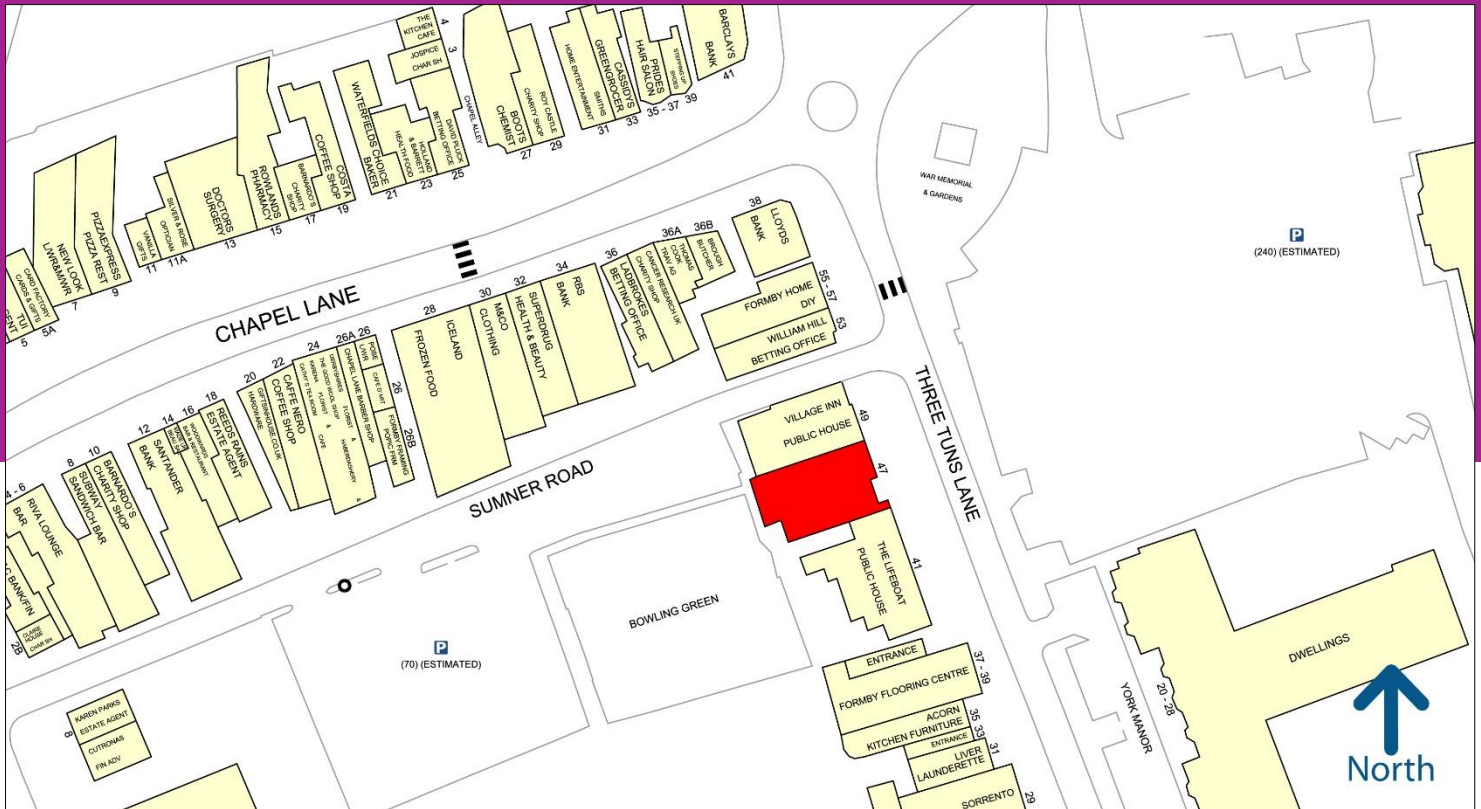
- Situated in the centre of Formby, a prosperous suburb of Liverpool.
- The property is arranged on ground floor with rear service access.
- Off road car parking to the front
- Nearby retailers include Iceland, Marks and Spencer, Pizza Express, Boots, together with high street banks and local operators.
- Opposite the Waitrose supermarket where there is a car park for 240 vehicles

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

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Area

Ground Floor Sales	2,316 sq ft	215.17 sq m
Ground Floor Ancillary	512 sq ft	47.60 sq m
Total Ground Floor	2,829 sq ft	262.82 sq m

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£38,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £32,000

EPC

D86

Legal costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Viewing

Strictly through the agent:

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