



HARROCKS
COMMERCIAL PROPERTY LTD



TO LET / MAY SELL

25 Brows Lane, Formby L37 4HS
Prominent character building

Location

The property is located in the affluent town of Formby, approximately 13 miles north of Liverpool and 8 miles south of Southport. Nearby occupiers include Pizza Express, Costa, Boots, Subway and Superdrug.

The subject property is situated on Brows Lane, a continuation of Chapel Lane, the principal high street serving the area. The property is available as a whole (ground and first floor) or ground floor only. A surface car park for approximately 4 vehicles is located to the rear (Option B only).

Accommodation

	Option A		Option B	
Floor area	Sq m	Sq ft	Sq m	Sq ft
Ground floor	82.6	889	187.2	2,015
First floor	N/A	N/A	50.6	545
Total	82.6	889	237.8	2,560

Rent

Option A - ground floor only: £25,000 per annum

Option B - ground and first floor: Available on application

Alternatively the Freehold interest may be available.
Further details on application.

Planning

The premises currently benefit from A2 Use (Financial & Professional Services) but would also be suitable for A1 Retail or A3 Bar & Restaurant Use subject to necessary planning consents.

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

Business rates

Interested parties should make enquiries with Sefton Metropolitan Borough Council.

EPC

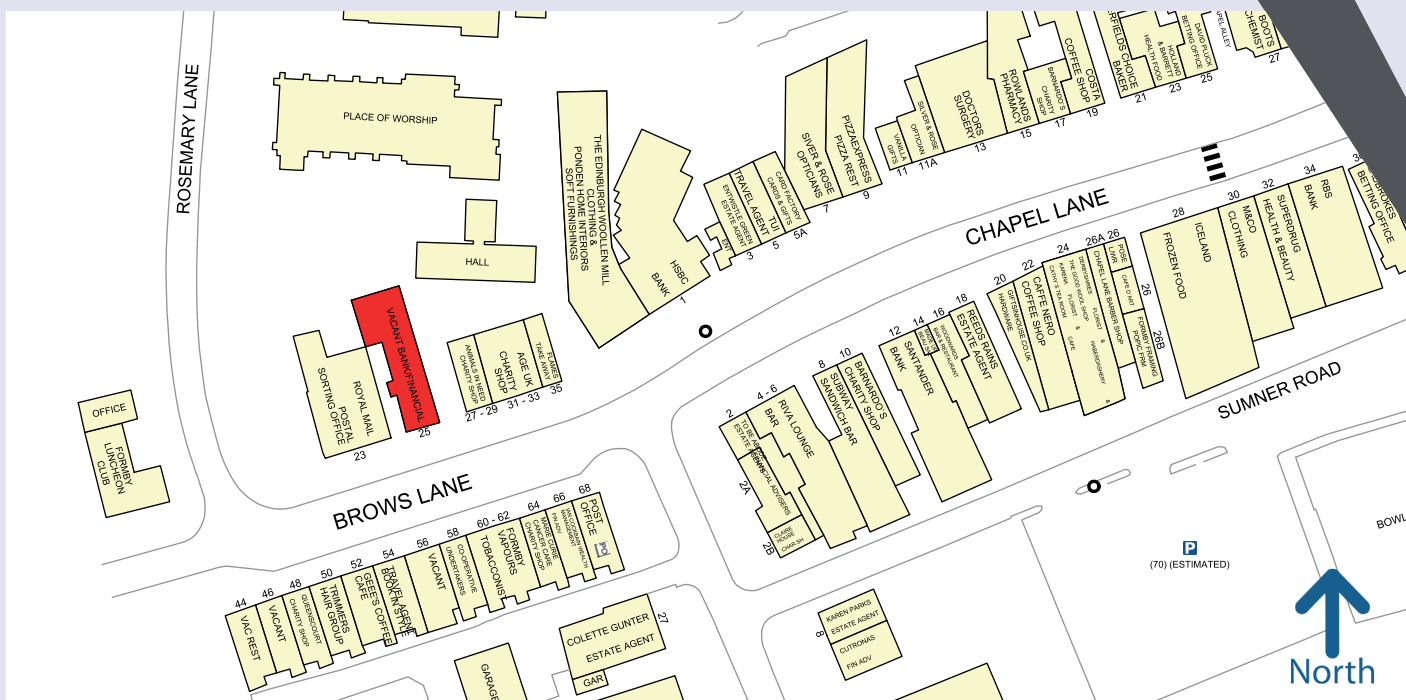
An Energy Performance Certificate is available upon request.

Legal costs

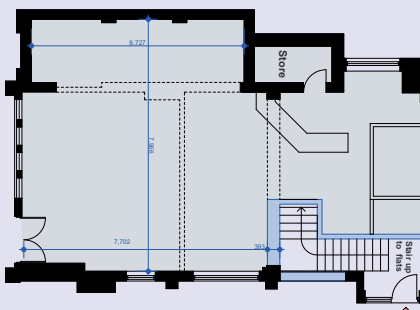
Each party to be responsible for their own legal and surveyor's costs incurred in connection with the transaction.

For viewing arrangements or further information
please contact James Harrocks

CALL 07768 857 688

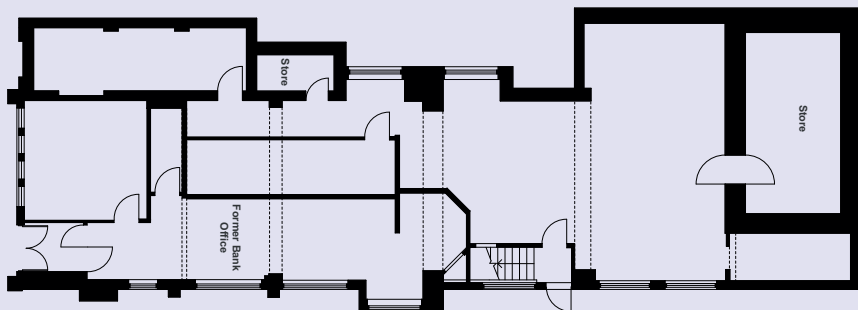


Plan Option A

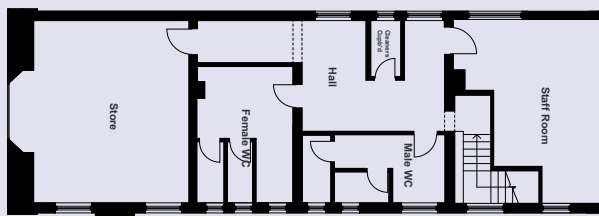


Ground floor

Plan Option B



Ground floor



First floor

Please note whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.

Misrepresentation Act. © Harrocks Commercial Property Ltd

Disclaimer: Harrocks Commercial Property Ltd and its subsidiaries and their joint agents if any ('HCP') for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and no statement about the property is made without responsibility on the part of HCP or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or other right of exemption, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or of all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of HCP has any authority to make or give any representation or warranty arising from these particulars or otherwise entered into by any contract with the property in respect of any prospective purchase or letting, including in respect of any realisable potential value of the property.

- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of HCP or its employees or agents, HCP will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HCP.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take care to ensure that any expectations they may have are provided for direct with the seller or landlord and HCP shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.