



TO LET

PROMINENT UNIT

Unit A1, St Chad's Parade/Newtown Gardens, Kirkby L32 8RR

- Kirkby is a busy town within the Metropolitan area of Knowsley, approximately 5 miles north of Huyton and 6 miles North East of Liverpool City Centre.
- The property itself occupies a prominent position on the corner of St Chads Parade and Newtown Gardens.
- The property benefits from access to a rear service yard suitable for deliveries.
- Neighbouring occupiers include Home Bargains, William Hill, Bet Fred, Co-op Funeral Care and a number of other national and independent operators

**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

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Areas

Ground Floor 3,159 sq.ft. (293.48 sq.m.)
Mezzanine 1,360 sq.ft. (126.35 sq.m.)

Tenure

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

Rent

£55,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £52,000

Service Charge & Insurance

Service Charge Approx: £5,500 + VAT pa
Insurance Approx: £1,000 + VAT pa

EPC

C58

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:

Allie Bainbridge

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