

TO LET

9 MARKET SQUARE, KIRKBY TOWN CENTRE, L32 8RG



LOCATION

The subject property is located on Market Square which is situated to the bottom of St Chad's Parade and opposite Kirkby Market. Kirkby Market recently opened its door in April 2014 and trades 6 days a week.

Kirkby is located 6 miles north east of Liverpool and approximately 29 miles west of Manchester, in the Metropolitan Borough of Knowsley, Merseyside. The town centre is accessed via junctions 5 and 6 of the M57.

Nearby retailers include Barclays Bank, Paddy Power, Poundland, Poundworld and WH Smith. Other retailers located within the town centre are B&M Bargains, Costa Coffee, Peacocks and New Look.

Working in partnership with Knowsley Metropolitan council, St Modwen are proposing over 100,000 sq. ft. of new retail and leisure development in Kirkby Town Centre.

ACCOMMODATION

The ground and first floors are on the following approximate Net Internal Areas:

Ground Floor Sales	824 sq ft	76.55 sq m
First Floor Stores	316 sq ft	29.36 sq m

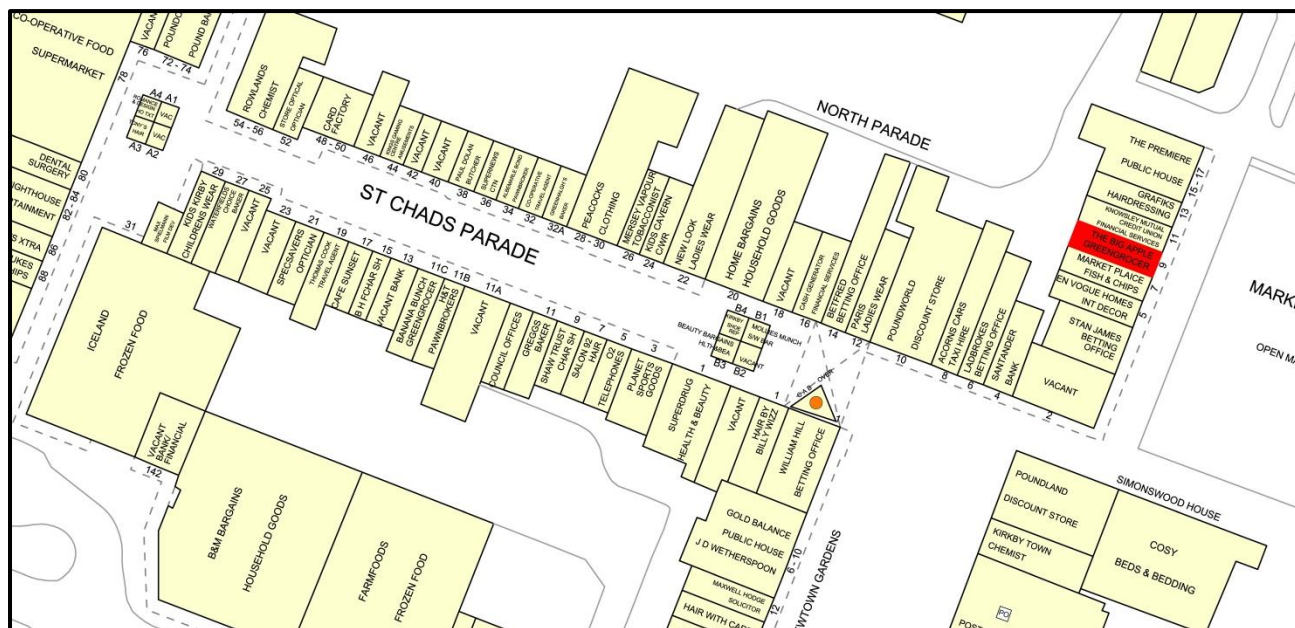
TERMS

The unit is available by way of a new lease on effective FRI basis for a length of time to be agreed.

RENT

£25,000 per annum exclusive.

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RATES

The rateable value is £14,750 according to the April 2017 Rating List. All interested parties should make their own enquiries with Knowsley Council confirming the rateable value and the business rates payable.

LEGAL COSTS

Each party is to be responsible for their own legal and all other professional costs.

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy performance asset rating of 105 (Band F). A fully copy of the EPC is available upon request.

VIEWINGS

Viewing strictly by appointment with Cheetham and Mortimer:

Contact: Conor Mulloy
Email: cmulloy@cheetham-mortimer.com
Tel: 0161 832 3375

Or our joint agents Colliers:

Contact: Callum Robinson / Tom Glynn
Tel: 0113 200 1802 / 0113 200 1854
Email: callum.robinson@colliers.com / tom.glynn@colliers.com

SUBJECT TO CONTRACT

JULY 2017

CHEETHAM & MORTIMER

www.cheetham-mortimer.com

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