

NORRIS GREEN (LIVERPOOL)

37 BROADWAY, L11 1BY

SHOP TO LET



SITUATION/DESCRIPTION

Norris Green is a very busy suburb of Liverpool lying approximately 3½ miles north east of the city centre close to the main ring road, the A5058. Broadway is the main focus of retail where national multiple retailers include **Coral, Boots, Sayers, Farm Foods, Specsavers, Brighthouse, Shoe Zone, Home Bargains, Iceland** and **Card Factory**.

There is substantial on-street car parking as well as car parking opposite and the Supermarket car park providing over 150 spaces.

ACCOMMODATION

The premises provide the following approximate floor areas/dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Internal Width	5.68 m	18'09"
Shop Depth	12.59 m	41'04"
Ground Floor Area	75.4 m ²	812 ft ²
First Floor Area	56.7 m ²	611 ft ²

**mason
owen**

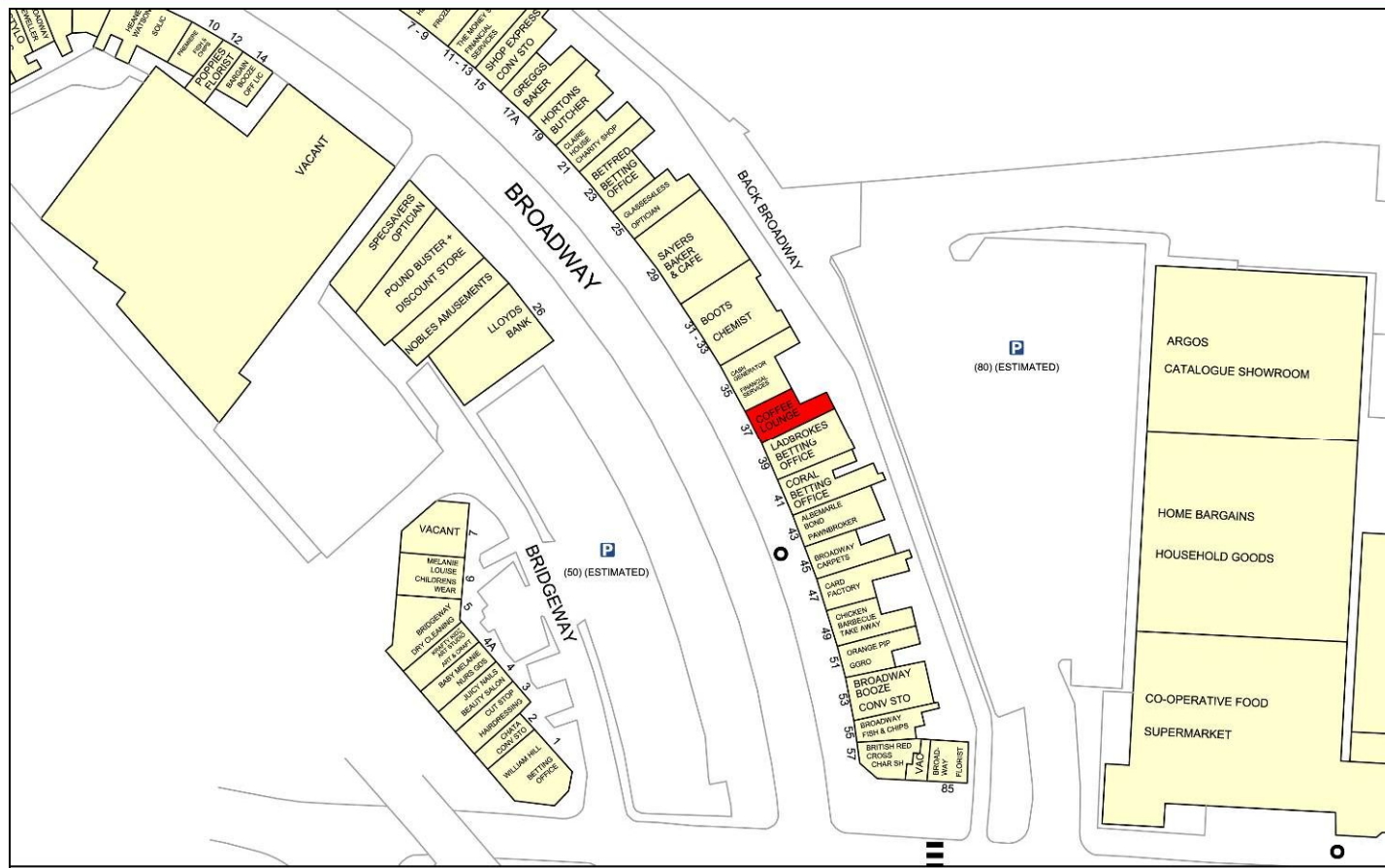
property consultants

0151 242 3000

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TENURE

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

RENT

£23,000 per annum exclusive

RATES

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

Rateable Value	£17,250
Rates Payable for 2016/2017	£8,349

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.

PLEASE NOTE: from April 2017 the Rateable Value has been estimated at £16,500 pa. However we are unaware at this stage how the Rates Payable will be affected as it is subject to transitional relief.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

VIEWING

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

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



Contact Rob Markland
Tel 0151 242 3146
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SUBJECT TO CONTRACT
 Details produced January 2017

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