CHEETHAM&MORTIMER.

FLEXIBLE LEASE TERMS AVAILABLE

RETAIL PREMISES TO LET

KIRKBY SHOPPING CENTRE, KIRKBY, MERSEYSIDE, L32 8RD



DESCRIPTION

Kirkby has a population of just over 40,000 and is situated approximately 6 miles north east of Liverpool city centre. The town is extremely well serviced by good transport links and enjoys direct access from both the M57 and M58 motorways.

The centre itself is an extremely popular shopping destination with occupiers including Peacocks, New Look, Home Bargain, Pound World, Iceland, Heron Frozen Foods and JD Wetherspoons.

TENURE

All the premises are available by way of new effective full repairing and insuring leases for a term of years to be agreed.

VAT

All prices and rents are quoted exclusive of, but maybe liable to VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

EPC's will be available upon request.

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AVAILABLE UNITS

<u>UNIT</u>	FLOOR AREA			QUOTING RENT (pax)
Unit 1a, St Chads Parade	Ground Floor:	1,659 sq ft	(154.11 sq m)	£48,000 pax
Unit 2a, St Chads Parade	Ground Floor: First Floor: Capable of pote	1,657 sq ft 805 sq ft ential sub-divisio	(153.93 sq m) (74.78 sq m) n	£55,000 pax
Unit 2b, St Chads Parade	First Floor: Second Floor:	710 sq ft 1,817 sq ft	(65.96 sq m) (168.79 sq m)	£9,000 pax
Unit 11a, St Chads Parade	Ground Floor: First Floor:	2,707 sq ft 1,329 sq ft	(251.47 sq m) (123.46 sq m)	Upon Application
Unit 12, St Chads Parade	Ground Floor: First Floor:	794 sq ft 469 sq ft	(73.76 sq m) (43.57 sq m)	UNDER OFFER
Unit 23, St Chads Parade	Ground Floor:	602 sq ft	(55.92 sq m)	£28,000 pax
Unit 25, St Chads Parade	Ground Floor: First Floor:	862 sq ft 320 sq ft	(80.08 sq m) (29.73 sq m)	£33,000 pax
Unit 26, St Chads Parade	Ground Floor: First Floor:	510 sq ft 452 sq ft	(47.38 sq m) (41.99 sq m)	UNDER OFFER
Unit 44, St Chads Parade	Ground Floor: First floor:	670 sq ft 573 sq ft	(59.55 sq m) (53.23 sq m)	£30,500 pax
Unit 62, St Chads Parade	Ground Floor First Floor:	630 sq ft 246 sq ft	(58.52 sq m) (22.85 sq m)	£24,000 pax
Unit 144/145, Cherry Field Drive	Ground Floor:	1,559 sq ft	(144.82 sq m)	£40,000 pax
Unit 10, Telegraph Way	Ground Floor:	4,922 sq ft	(457.23 sq m)	£40,000 pax
Unit 3, Telegraph Way	Ground Floor:	2,483 sq ft	(230.66 sq m)	£20,000 pax
Unit 4, Telegraph Way	Ground Floor:	3,859 sq ft	(358.48 sq m)	£20,000 pax
Unit A4, St Chads Parade	160 sq ft			£12,000 pax
Unit A3, St Chads Parade	Kiosk Unit			UNDER OFFER
Unit B2, St Chads Parade	160 sq ft			£12,000 pax

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VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

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

Or our joint letting agent, Savills:

Contact:	Stephen Henderson
Tel:	0113 220 1206
Email:	shenderson@savills.com

SUBJECT TO CONTRACT October 2014

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