

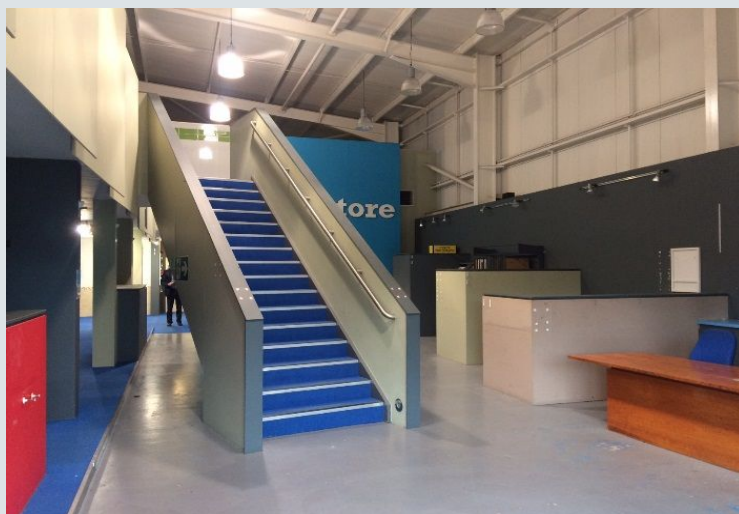


TO LET

**HIGHLY PROMINENT
RETAIL/TRADE
WAREHOUSE**

Unit 2, 49 Ormskirk Road, Aintree, Liverpool L9 5AF

- Prominent roadside position on the A59, a major arterial route in and out of Liverpool
- Directly opposite Aintree Retail & Business Park
- Property benefits from car parking to the front
- Close to Switch Island, the intersection of the M58, M57 and A49 which provides links to the M6 and M62
- Neighbouring occupiers include Wren Kitchens, Dreams, Currys/PC World and The Range

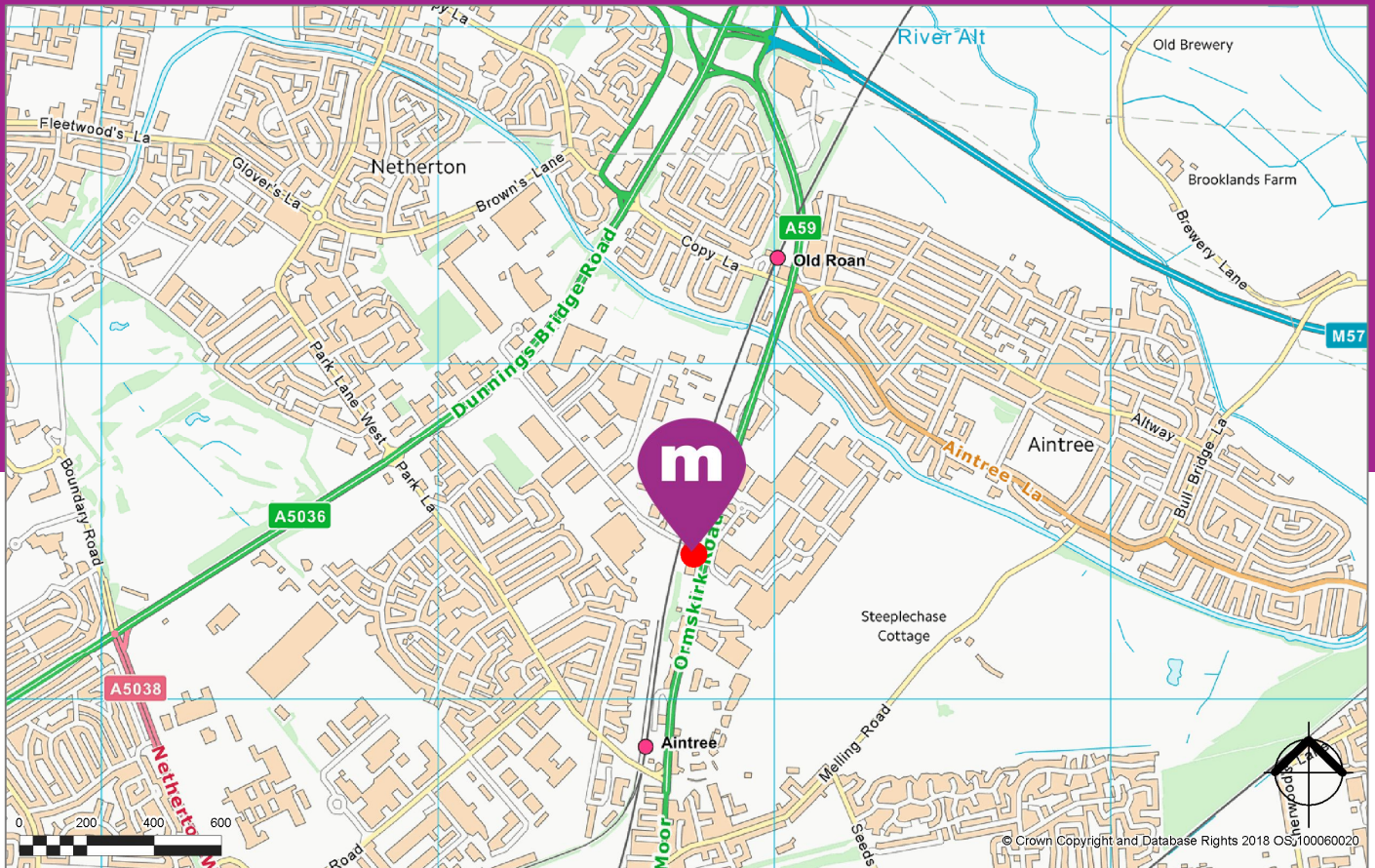


**mason
owen...**

property consultants

0151 242 3000
www.masonowen.com

Unit 2, 49 Ormskirk Road, Aintree, Liverpool L9 5AF



Area

Ground Floor 2,695 sq.ft. (250.37 sq.m.)

Mezzanine 800 sq.ft. (74.32 sq.m.)

Tenure

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

Rent

£62,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £18,500

EPC

D89

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

t. 0151 242 3141

m. 07884 265 760

e. allie.bainbridge@masonowen.com

Viewing

Strictly through the agent:

Mark Coulthurst

t. 0151 242 3123

m. 07767 685 598

e. mark.coulthurst@masonowen.com