

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





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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:

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Viewing

Strictly through the agent:

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