

To Let

Upon instruction of a private client

**LANDWOOD
GROUP**



TO LET - Unit A, Rice Lane Retail Park, Stoker Way, Liverpool, L9 3BY

Modern Ground Floor Retail Unit

- Prominently positioned Retail Park
- Ground Floor NIA 90.34 sqm (972 sq.ft)
- Neighbouring retailers include Domino's, Farm Foods and MacDonalDs

Landwood Group,
Suite 626 The Plaza,
Old Hall Street,
Liverpool, L3 9QJ

T: 0151 242 6754 or 0161 710 2010
W: www.landwoodgroup.com

CONTACT

Michael Fitzpatrick
0151 242 6754 or 0161 710 2010
michael.fitzpatrick@landwoodgroup.com

Date Particulars – April 2020

Location

The property is positioned on Rice Lane Retail Park, just off the (A59) Rice Lane. The A59 is one of the main arterial route linking to the City Centre and M57&M8 motorway. The Park is situated adjacent to Rice Lane Train Station which is on Merseyrail's Northern Line.

The Park benefits from MacDonalDs drive thru with occupiers on the subjects' block being Farmfoods, Crawshaws and Domino's.



Description

The property forms part of a modern detached building providing retail accommodation via four units which benefit from car parking.

Unit A is an end terrace of single storey steel portal frame construction having brick/block and metal clad elevations, incorporating glazing concealed by timber boarding to the front elevation and metal fire door to the rear, all beneath a pitched clad covered roof. Internally, the unit comprises WC, store and main sales area.

Externally, there is shared car parking to the Park.

Accommodation

In accordance with the International Measuring Practice and RICS Code of Measuring Practice, Sixth Edition we have undertaken a full measured survey of the property. We calculate the net internal area to be as follows: -

Ground floor: 90.34 (972 sq ft)

Planning

We understand the property has planning consent for Class A1 but would be suitable for a number of uses.

We would recommend that you check the planning position with Liverpool City Council Planning Department.

Rates

We understand through website enquiries that the property has a rateable value of £15,250

The uniform business rate for 2020/21 is 51.2p with all small business rates below £18,000 (outside of London) being 49.9p.

VAT

The rental figure quoted is exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Tenure

The premises are available to let by way of a full repairing and insuring lease, for a term to be agreed.

Rent

£10,200 p.a. exclusive of business rates, insurance, service charge, VAT and all other outgoings.

EPC

The property has a D rating and a full report is available on request.

Viewings

Strictly by appointment.

Michael Fitzpatrick

0151 242 6754 or 0161 710 2010

micheal.fitzpatrick@landwoodgroup.com

www.landwoodgroup.com