

TO LET – 5,084 sq ft (472 sq m)

Unit 8, Aintree Shopping Park
Ormskirk Road
Aintree, Liverpool L9 5AN



LOCATION

The unit is located on Aintree Shopping Park, one of the principal retail parks in Liverpool. It is accessed off Ormskirk Road (A59) and located around 6.5 miles north of Liverpool City Centre. The M57 and M58 motorway interchange is situated around 0.5 miles north of the shopping park, providing ease of access to a wide and affluent catchment population.

Aintree Shopping Park provides around 300,000 sq ft of prime retail warehouse space, with tenants including Next, M&S, Boots, Hobbycraft, Natuzzi, DFS, B & Q, SCS, Halfords and Pets at Home. It is next door to Aintree Racecourse Retail Park which includes The Range, Currys, TK Maxx, JD Sports and Homesense. Nearby retailers are Wren Kitchens and Wickes.

The unit is positioned between Pets at Home and Natuzzi.

DESCRIPTION

The unit is a modern retail warehouse unit. It is open plan with an amenity block. Servicing is from the rear of the unit.

The premises benefits from lighting and heating.

ACCOMMODATION

Arranged on ground floor only the unit extends to:

Ground floor retail 5,084 sq ft (472 sq m)

PLANNING

Class E non-food retail use.

DISPOSAL

Our client is seeking to dispose of their leasehold interest by way of an assignment.

LEASE TERMS

The premises are currently held by way of a lease from 25th March 1990, expiring 28th September 2023. The passing rental is £142,500 pax.

RATING ASSESSMENT

We are advised that the Rateable Value in the 2017 Rating List is £152,000.00.

We recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

VAT

All figures are quoted exclusive of VAT, if applicable.

EPC

The premises have an EPC Rating of x). A copy of the EPC can be made available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

VIEWING/FURTHER INFORMATION

For further information or arrangements to view, please contact:

Michael Pudney at Pudney Shuttleworth

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