

# FORMBY

## UNIT 7

### THE CLOISTERS

### HALSALL LANE

#### PROMINENT SHOP UNIT TO LET

#### LOCATION

The premises occupies a prominent trading location on Halsall Lane being adjacent to **Savers**. Nearby multiple retailers include **M&S Simply Food**, **Oxfam**, **Specsavers**, **British Heart Foundation**, **Vision Express** and **Barclays**.

#### ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Window frontage	12'10"	3.9m
Internal width (max)	16'2"	4.9m
Shop depth	40'0"	12.1m
Ground floor sales	586 sq ft	54.4 sq m
Ground floor storage	12 sq ft	1.1 sq m

The property benefits from rear servicing via Furness Avenue.

#### LEASE

The property is to be made available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£17,500** (seventeen thousand five hundred pounds) p.a.x.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value:	£13,000
UBR 2018/2019	48.0p
Rates Payable 2018/2019	£6,240

For verification purposes prospective tenants are advised to make their own enquiries with Sefton Council (0151 934 4360).



#### SERVICE CHARGE

We have been advised by our clients that the service charge for the current financial year is **£1,497.76** (until 25 March 2019) plus VAT per annum.

#### EPC

The property has a rating of E102. A certificate and recommendations are available on request.

#### PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

#### VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

**Tel: 01244 403444**

**E-mail: hugh@ocklestonbailey.co.uk**

or our joint agent

Nigel Little of Fitton Estates

**Tel: 01704 500545**

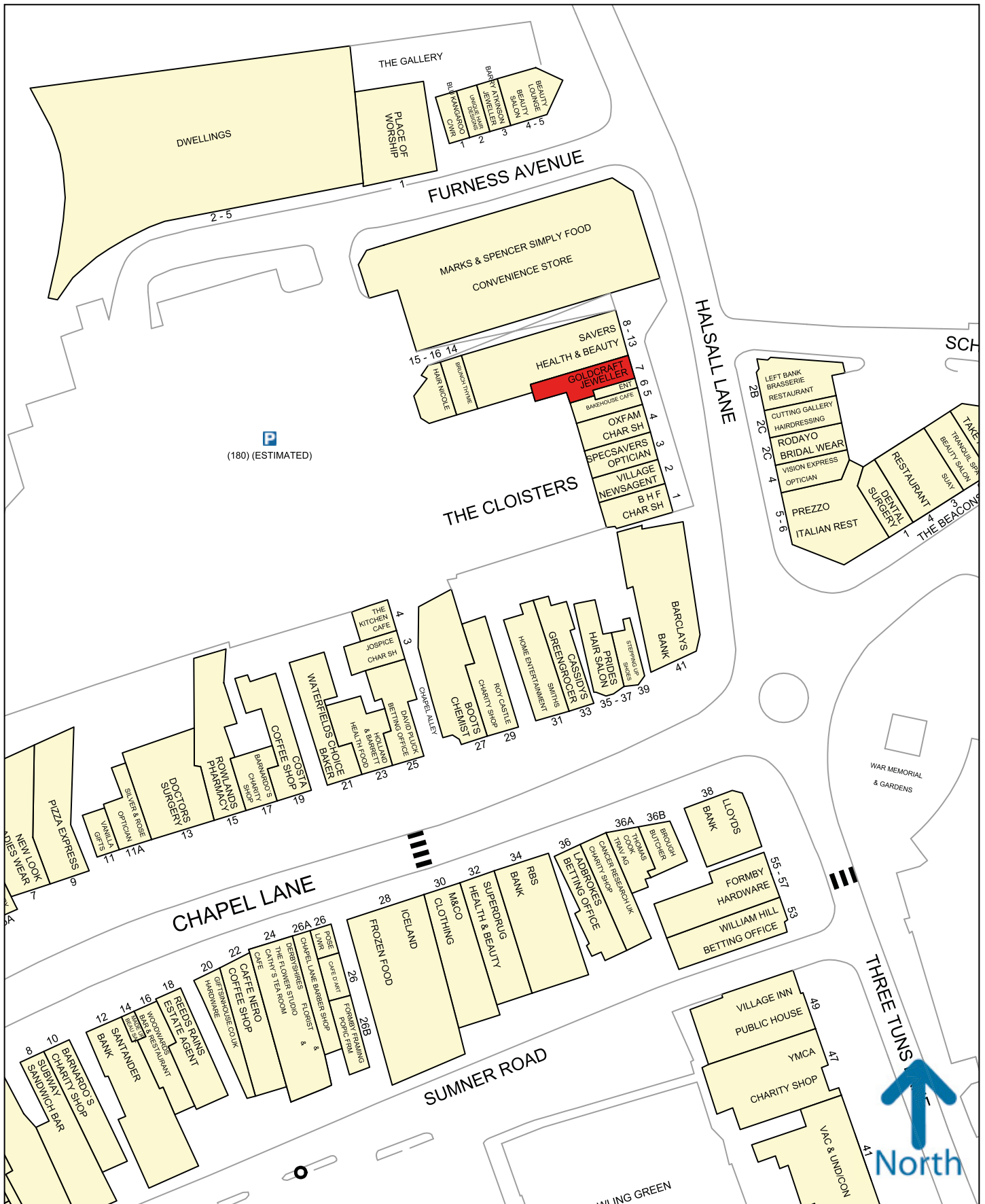
**Email: nw@fittonestates.com**

#### SUBJECT TO CONTRACT

HWO/eaw/rev08081

**Tel: 01244 403444**

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