

# FORMBY

## 15 THE CLOISTERS SHOPPING CENTRE

### SHOP UNIT TO LET

With the benefit of an A3 consent

#### LOCATION

The property occupies a prominent trading location on the main cut through between Halsall Lane and an 180 space surface car park in close proximity to the subject property. Nearby multiple retailers include **Marks & Spencer**, **Simply Food**, **Savers**, **Oxfam**, **Specsavers**, **British Heart Foundation** and **Vision Express**.

#### ACCOMMODATION

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

Internal width	11'5"	3.44m
Shop depth	27'8"	8.41m
Ground floor sales	305 sq ft	28.3 sq m

**NB** – The property benefits from excellent rear servicing facilities accessed via Furness Road.

#### LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, at a commencing rental of **£8,250** (eight thousand two hundred and fifty pounds) p.a.x.



#### ASSESSMENTS

Enquiries with the local authority indicate that the premises are assessed for rating purposes as follows:-

Rateable Value	£3,700
UBR 2019/2020	49.1p
Rates Payable 2014/2015	£1,816.70

For verification purposes prospective tenants are advised to make their own enquiries with Sefton Metropolitan Borough Council (0845 140 0845).

#### PLANNING

Verbal enquiries with the Planning Department indicate the premises has an existing A3 planning consent as defined within the Town & Country Planning (Use Classes) Order 1987 as amended.

#### SERVICE CHARGE AND INSURANCE

We have been advised by our clients that the unit attracts a service charge of **£886.05** plus VAT for the Year End 24 December 2020. The insurance contribution for the Year End 25 March 2020 is **£330.42** plus VAT per annum.

#### EPC

The property has a rating of C70. A Certificate and Recommendations are available upon 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.

**Tel: 01244 403444**

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www.ocklestonbailey.co.uk

## LEGAL COSTS

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

## SUBJECT TO CONTRACT

HWO/eaw/070120

## VIEWING

By appointment through:-  
Hugh Ockleston - Ockleston Bailey  
Tel: 01244 403444  
E-mail: hugh@ocklestonbailey.co.uk

Or our joint agents:  
Nigel Little – Fitton Estates  
Tel: 01704 500345  
E-mail: nw@fittonestates.com  
Claire Tasker – Fitton Estates  
claire@fittonestates.com



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