

AVAILABLE

SUBJECT TO VACANT POSSESSION

TWO STOREY RETAIL UNIT

1,485 sq.ft
(138.01 sq.m)

TO LET

Tel: 0151 345 0600

M UNIT 2

25 Westway
Maghull
L31 2PQ

Local Occupiers Include





DESCRIPTION

This ground and first floor retail unit is located in the centre of Maghull - an excellent community hub. The premises provide local residents with a full retail offer in one convenient location. This unit is situated next to a large Morrisons store with an array of retail units to the side and rear.

- Convenient location
- Free car parking
- Occupiers include Boots and Morrisons

AREAS

Unit 2	sq.ft	sq.m
Ground Floor	1,007	93.6
First Floor	478	44.4
TOTAL	1,485	138

RENT

£25,000 plus VAT per annum.

BUSINESS RATES

Rateable Value £14,000.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the maintenance of common areas.

ENERGY PERFORMANCE

TBC. Further information available upon request.

PLANNING

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office, indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



35,091 sq.ft

Total Development



middle.soldier.unfit

What Three Words



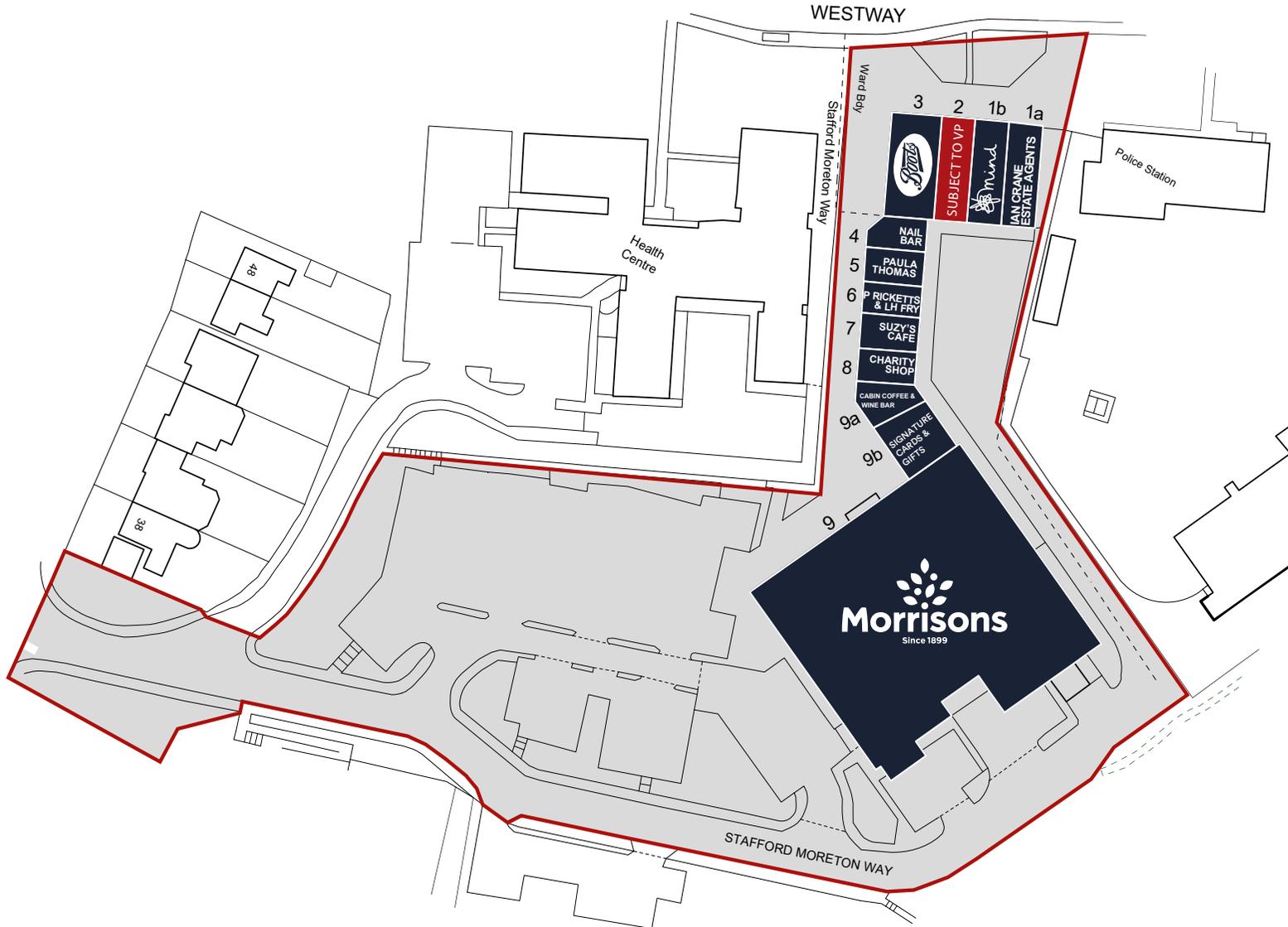
12

Retail units on site



125

Parking Spaces



LCP

part of M Core



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.