



TO LET

PROMINENT RETAIL PREMISES

Ground Floor 1,464 sq.ft. (136 sq.m.)

80b Coronation Road, Crosby, Liverpool, L23 5RH

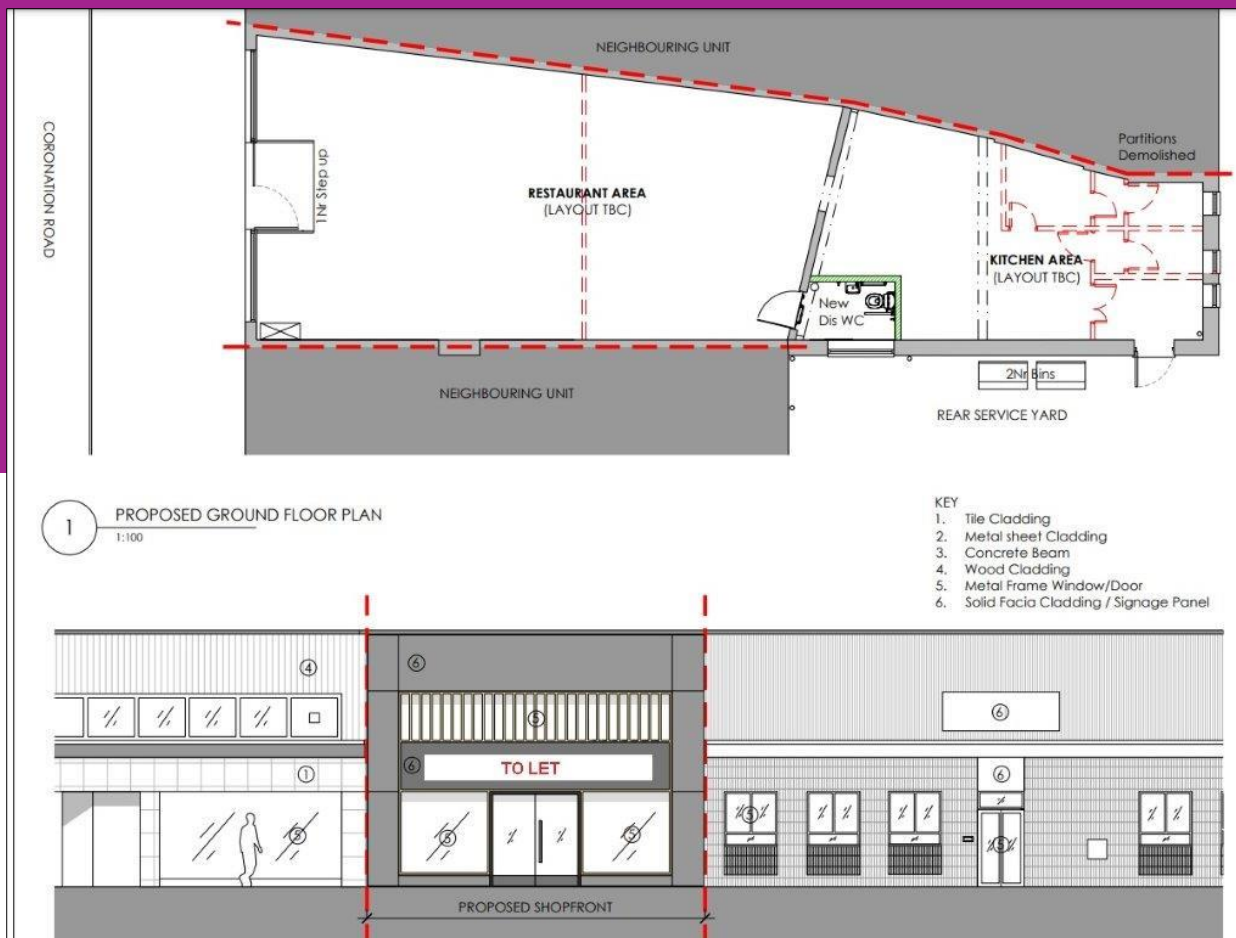
- Affluent suburb situated approximately 6 miles to the north of Liverpool
- Well served by both road and rail communications to both Liverpool and Southport
- Located in a prominent position on the corner of Coronation Road and Liverpool Road
- Currently benefits from A2 planning permission but would be suitable to other uses subject to consent
- Benefits from rear access from Vale Road
- Shop front to be installed by landlord
- Other national operators in the vicinity include Tesco Express, Halifax Bank, Santander, Boots the Chemist, Farmfoods, Superdrug and Costa, amongst others.

**mason
owen...**

property consultants

Call now 0151 242 3000
www.masonowen.com

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Areas

Ground Floor 1,464 sq.ft. (136 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£17,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

To be re-assessed.

EPC

D100

Legal Costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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