



TO LET - REDUCED RENT

RETAIL
SHOP UNIT

1,106 sq.ft. (103 sq.m.)

5 Molyneux Way, Old Roan, Aintree, Liverpool, L10 2JA

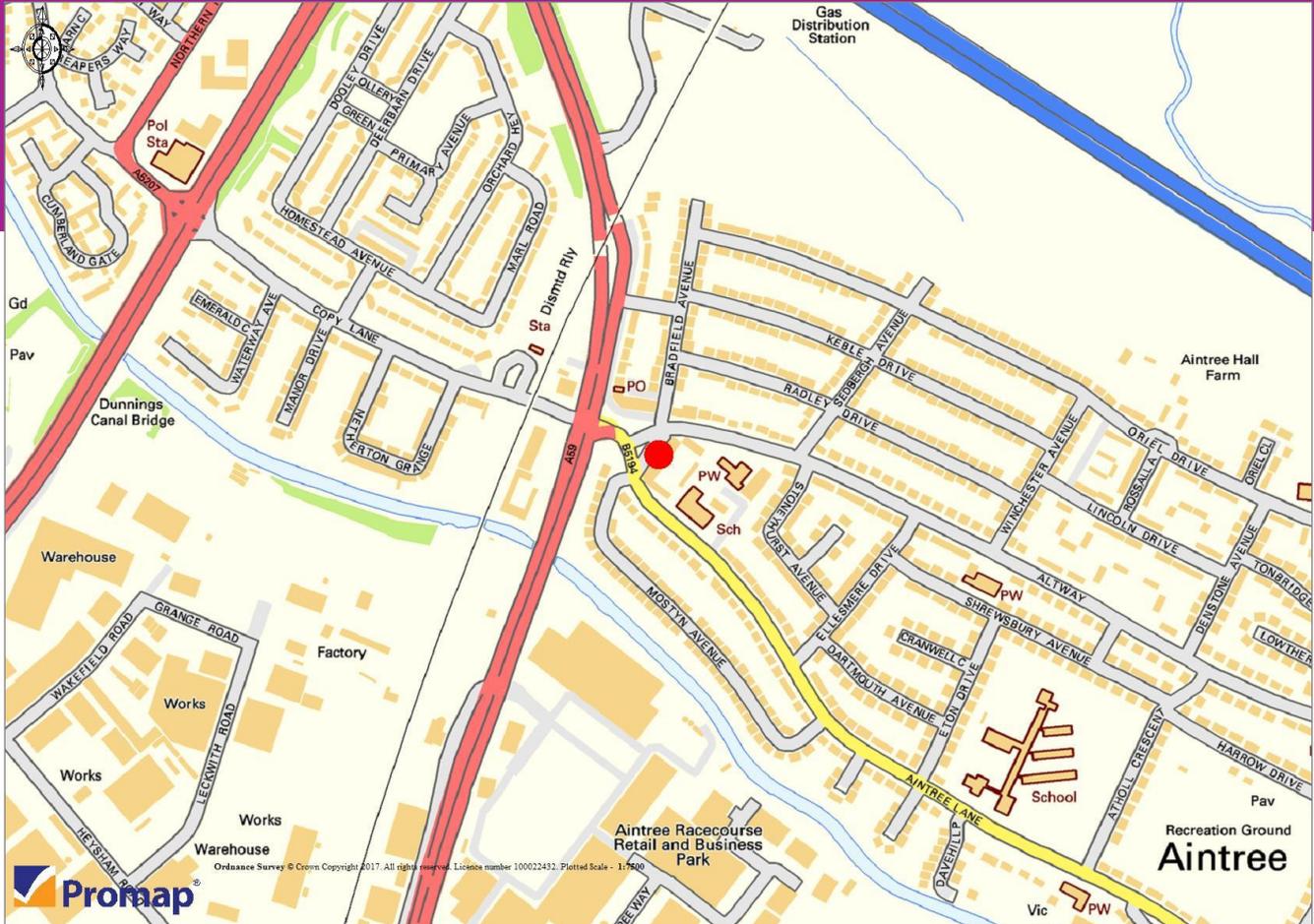
- Occupying a good location as part of a neighbourhood parade in Molyneux Shopping Centre. Molyneux Way runs off the A59 Ormskirk Road.
- Approximately 1½ miles from Switch Island, the motorway interchange for the M57 and M58.
- The premises form part of a local shopping parade which services a large immediate catchment
- Retailers in close proximity include Tesco, Domino's, Barnardo's, Aintree Pharmacy and William Hill

**mason
owen...**

property consultants

Call now 0151 242 3000
www.masonowen.com

5 Molyneux Way
Old Roan
Aintree
Liverpool L10 2JA



Areas

Ground Floor 1,106 sq.ft. (103 sq.m.)

Tenure

Available by way of a new full repairing and insuring sublease for a term expiring in 2027.

Rent

£18,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £24,750

EPC

C71

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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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