



TO LET - REDUCED RENT

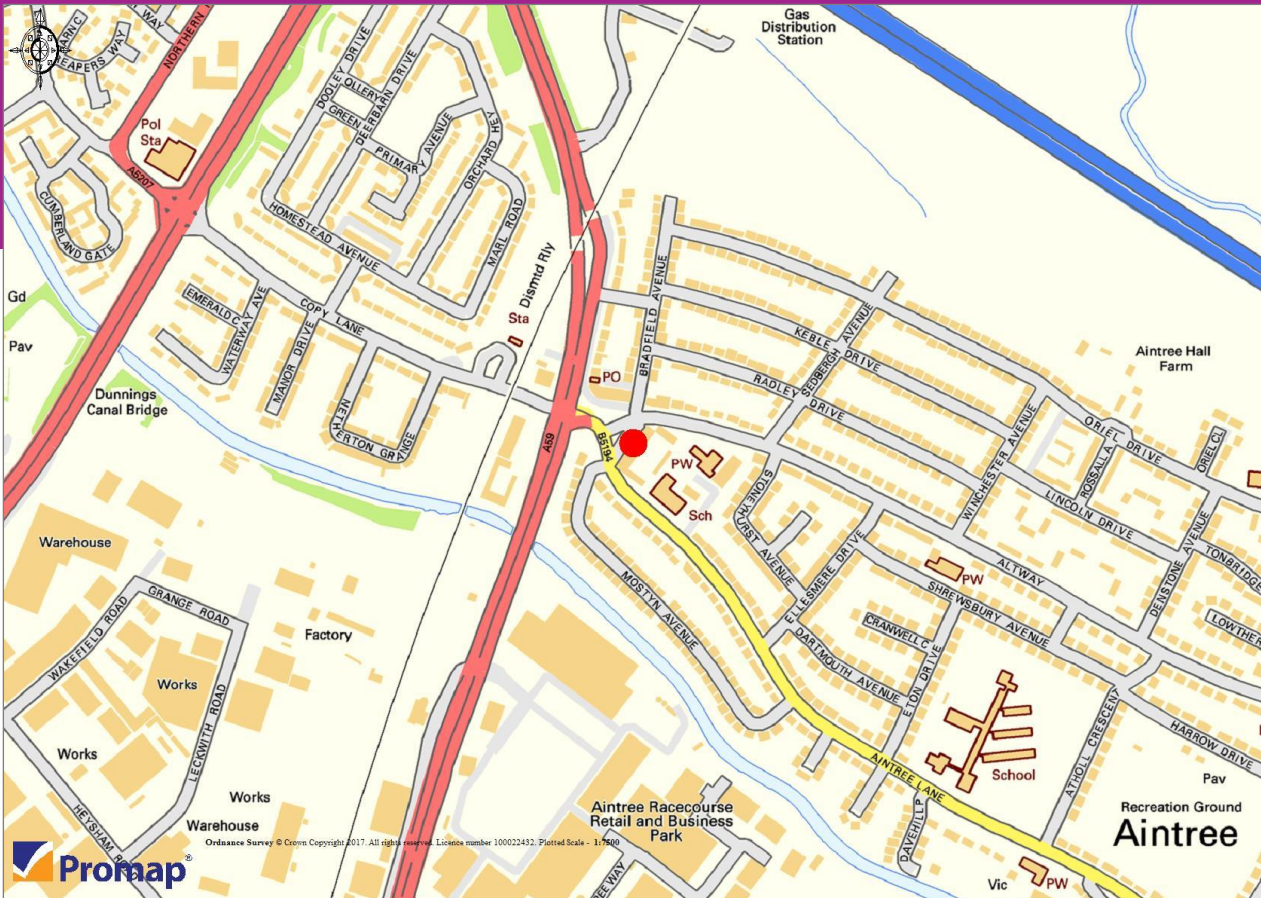
RETAIL
SHOP UNIT

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

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.

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/tenant on 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:

Peter Burke

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e. peter.burke@masonowen.com

**mason
owen...**
property consultants

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