

TO LET



7/7a Standfield Centre Boothstown M28 1FB



669 - 1,414 sq ft

Area



£29,150 pax

Rent



£12,250

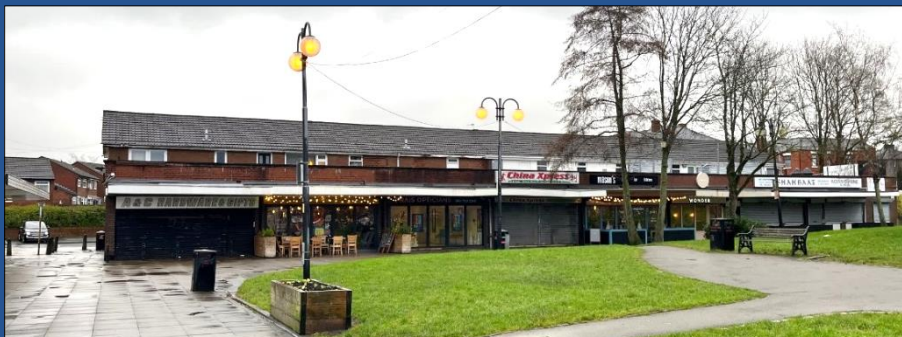
Rates - RV



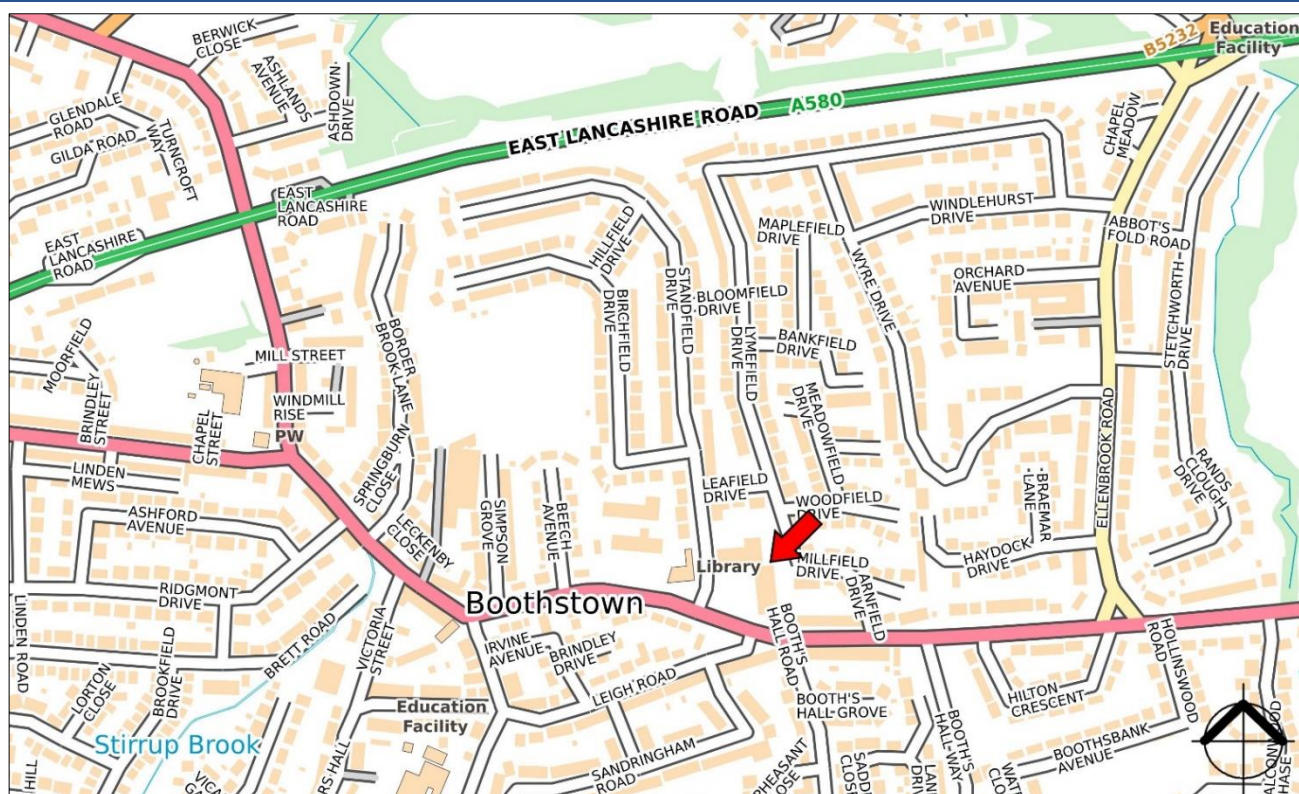
To be confirmed

EPC

- Premises are on a retail parade fronting a busy road in Boothstown, Near Worsley
- Ample car parking spaces to the rear of the parade.
- Ground floor sales with first floor ancillary/further sales area, floors can be let separately or as a whole
- Neighbouring occupiers include Sainsburys, Betfred, Buffalo Bar and Burger, Masons Café Bar and Present Trend



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Area

Ground Floor Sales	745 sq ft (69.21 sq m)
First Floor	669 sq ft (62.15 sq m)
Total	1,414 sq ft (131.36 sq m)

Floors can be let separately - details on application.

Terms

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

Rent

£29,150 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £12,250

This property may qualify for Small Business Rates ie no Rates payable. Interested parties are strongly advised to contact the Local Council.

EPC

An energy performance certificate has been commissioned and will be available for inspection shortly.

Legal costs

Each party to be responsible for their own legal costs.

For further information please contact:



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E: sarah.syvret@masonowen.com

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.

Anti 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.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. January 2024



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Partners list is available upon request.