



TO LET

Unit 1, Broad Lane Shopping Centre, Norris Green, Liverpool, L11 1JA

- Prominent Location
- Self Contained Unit
- Well Established Retail Centre
- External Car Parking Available

TO LET

Unit 1, Broad Lane Shopping Centre, Norris Green, Liverpool, L11 1JA

Location

The property is situated in a parade of commercial units fronting Broad Lane, forming part of the Broadway District Shopping Centre, which is a busy and well established local retail area.

Numerous local and national occupiers are located within the area including Iceland, Co-Operative Food, Aldi and Home and Bargains. There are also leisure sector businesses, charity shops and international food stores located within the parade.

The Property

The unit comprises of a ground floor retail unit at the northerly end of the parade.

The unit has a solid concrete floor, with painted block work walls, and a suspended ceiling incorporating recessed fluorescent lighting.

To the rear of the unit there is a kitchen area, together with male and female W/C accommodation and storage space.

The unit has a full height aluminium framed shop front, with an external steel roller security shutter.

Externally, there is a car park serving the parade, with space for up to 35 cars.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

1,531 sq.ft (142.31 sq.m.)

Tenure

The premises are available to let by way of a new full Repairing and Insuring Lease for a term to be agreed.

EPC

Full report available upon request.

Rates

Rateable value is £14,000.

Rates payable 2021-2022 - £6,986

Rent

£16,000 per annum exclusive

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Chris Hennessy (chris.hennessy@skrealestate.co.uk)

