



TO LET

Unit B, 40 Liverpool
Road, Crosby,
Liverpool, L23 5SF

- Prominent location in Crosby Village Centre.
- Part of a new mixed use commercial and residential development.
- Ample parking situated close by.
- 948 sq. ft (88.1 sq. m)

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Unit B, 40 Liverpool Road, Crosby, Liverpool, L23 5SF



Location

The property is situated in a prominent location within Crosby Village Centre, a popular local shopping area and prosperous suburb, situated 5.5 miles (8.8 km) north of Liverpool City Centre.

The unit is situated close to a range of multiples and local shops, including Sainsbury's and Boots, Costa Coffee and Natwest Bank.

The Property

The unit is situated on the ground floor of a new 4-storey mixed use commercial and residential apartment development, situated in the heart of Crosby Village Centre. Unit B fronts Liverpool Road and has been finished to a shell specification, including all services, to enable individual occupiers to fit out to their own specification. The unit benefits from a 3 phase electricity supply, drainage and water.

Crosby Village Centre has become an increasingly popular location, with a wide range of complimentary retail, restaurant and leisure uses. In addition, there is ample surface car parking situated close by, plus excellent public transport links, with a variety of bus services serving the immediate area, and running throughout the Merseyside area.

Accommodation

We have measured the accommodation on the following gross internal floor area:-

948 sq. ft (88.1 sq. m)

Tenure

The accommodation is offered by way of a new FR&I Lease of negotiable length.

Rent

The asking rental is £20,000 per annum exclusive.

Rates

The unit is not yet assessed for commercial rates.

EPC

A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

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