



## TO LET

Units 3 & 4, Pendle  
Drive, Litherland,  
Liverpool, L21 0JF

- Ground Floor Lock-Up Shop
- Established Retail Parade
- Car Parking Provision
- Total Approx NIA: 125.1 sq.m  
(1,347 sq.ft)

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## Location

Pendle View Shopping Precinct is situated on Pendle Drive close to its junction with Gorsey Lane, which is situated approximately 6 miles north of Liverpool city centre. The retail parade itself serves the immediate surrounding residential area of Ford/Litherland, and also benefits from passing trade on Gorsey Lane (B5422). Pendle View shopping precinct consists of a number of ground floor retail shop units, suitable for a number of uses, subject to planning. The parade itself also benefits from a large surfaced car parking area immediately in front of the shop units, together with a rear service yard.

## The Property

The subject premises comprise two interconnecting units within a well-established shopping parade comprising local type occupiers. Internally the unit provides open retail sales area with office and WC provision benefiting from concrete flooring throughout, fluorescent strip lighting, timber framed single glazed frontage with the added security of the electric roller shutters. Externally the unit benefits from a large service car parking provision to the front of the units together with a large rear service yard.

Please note the intended use cannot conflict with the interests of the existing occupiers within the precinct

## 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:-

Net Internal Area: 125.1 sq.m (1,347 sq.ft)

## Tenure

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

## EPC

Further details available upon request.

## Rates

We understand through internet enquiries that the property has a rateable value of £8,700.

Interested parties should make their own enquiry of the Sefton Council's Rating Department on 0151 934 3460 or [www.voa.gov.uk/business-rates](http://www.voa.gov.uk/business-rates).

## Rent

£12,000 per annum.

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339

Contact: Tom Pearson

Email: [tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk)

