

UNIT TO LET - TRADE / WAREHOUSE / RETAIL (SUBJECT TO PLANNING)

LIVERPOOL | 315 EDGE LANE | L7 9LF

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LOCATION

Liverpool is one of the principal cities in the North West with a population of some 480,000 people.

The city benefits from excellent communications, being served by the M58 and M62 motorways, both providing links to the M6 approximately 17 miles to the east.

Edge Lane is the principle access route in to and out of the city. It is estimated that over 30,000 vehicles pass by the subject on a daily basis.

SITUATION

The subject property is highly visible fronting Edge Lane and benefits from four way traffic light access. Laurel Road connects to Prescott road (A57) to the north and Innovation Boulevard and Wavertree Road in the south.

Edge Lane is an established retail warehouse location with Liverpool Shopping Park approximately ½ mile to the east of the subject with occupiers including Next, JD Sports, Nike, TK Maxx, Superdrug, M&S, Smyths toys and Pure Gym amongst others. Other retailers along Edge Lane include The Range, Home Bargains, Halfords, B&Q, Tile & Bathroom Mountain, Dreams with several food and beverage operators including McDonalds, KFC, Starbucks and Nandos.



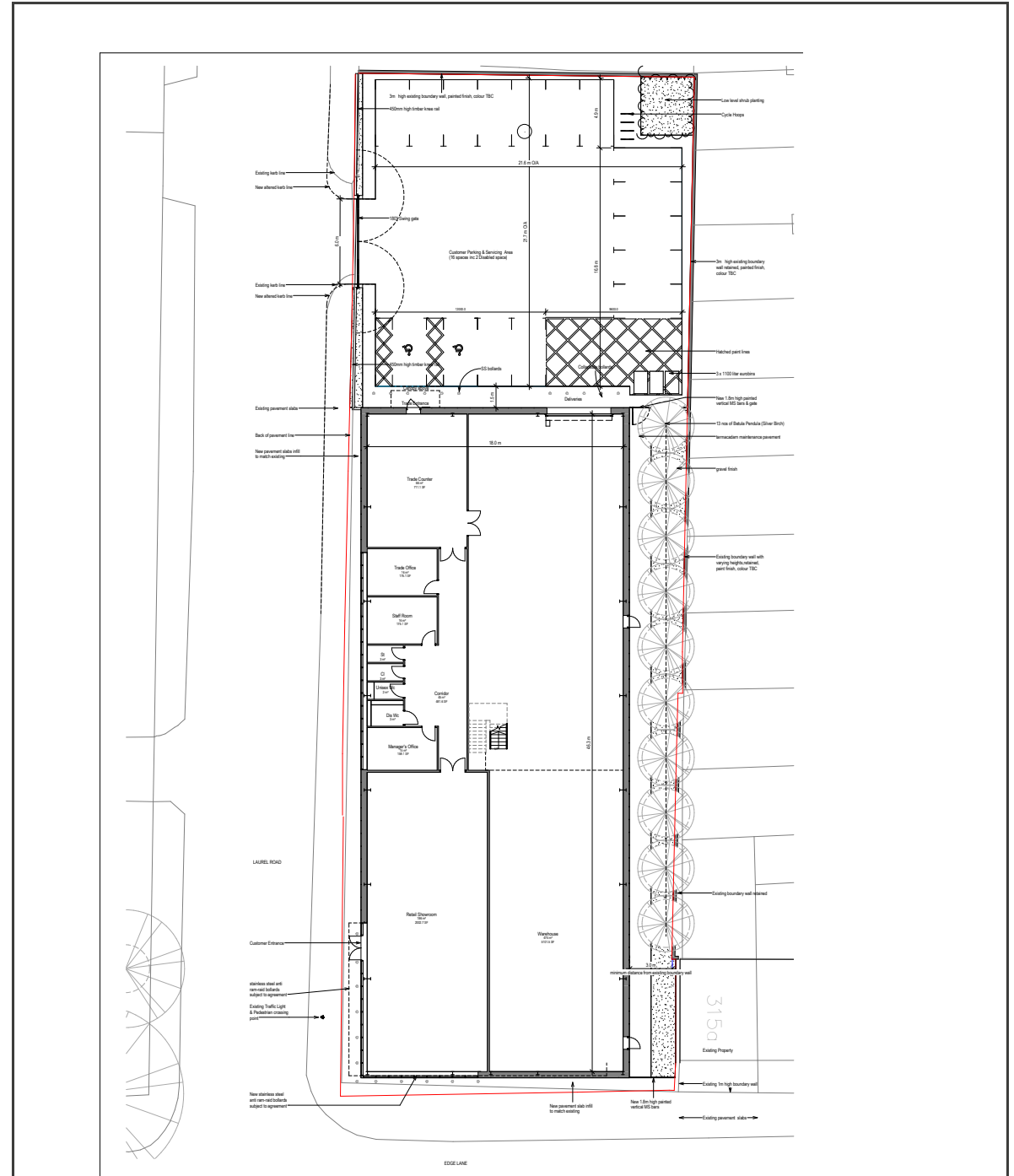
ACCOMMODATION

The subject property comprises well configured accommodation benefitting from 16 dedicated parking spaces to the rear.

The premises have an internal stock mezzanine (approximately 2,250 sq.ft).
The building has a height to haunch of 6.17m rising to 7.26m to the apex.

The property comprises the following approximate floor area:

Ground Floor GIA **9,089 sq ft** **844 sq m**



TERMS

Subject to formal vacant possession, the premises are available to let by way of a new full repairing and insuring lease for a terms of years to be agreed.

RENT

£100,000 pax. No service charge liability.

RATES

The premises have a rateable value of £102,000.

Interested parties are advised to make their own enquiries with Liverpool City Council to verify this on 0151 233 3000.

PLANNING

The premises benefit from B8 warehouse and ancillary trade counter use. We believe there is potential to widen this to class E.

Interested parties are advised to make their own enquiries with Liverpool City Council on 0151 233 3000.

EPC

Category B.

LEGAL COSTS

Each party to pay their own legal costs in respect of the legal documentation produced in this transaction.



FURTHER INFORMATION

Inspection by prior arrangement only. For further information please contact:

GARETH PRESTON

M: 07788 914 476 **E:** garethpreston@masonpartners.com

Mason Partners LLP
The Corn Exchange
Brunswick Street
Liverpool, L2 0PJ

**Mason
Partners**



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