

# TO LET - RETAIL SHOP

UNIT 2 | THE BEACONS | HALSALL LANE | FORMBY | L37 3NW

Mason  
Partners.



## LOCATION

The premises is located in Formby, an affluent town situated approximately 13 miles north of Liverpool, 7 miles south of Southport and approximately 40 miles west of Manchester.

Formby benefits from strong transport links via the Merseyrail network and the A565, together with a well-established and affluent residential catchment.

The Beacons parade is positioned on Halsall Lane, close to its junction with Chapel Lane, Formby's prime retail pitch. The immediate vicinity comprises a mix of strong local occupiers. Nearby occupiers include M&S, Waitrose, Savers, Dominos, Boots, Iceland and Caffè Nero.

## SITUATION

The subject property forms part of The Beacons, an established neighbourhood retail parade providing prominent frontage onto Halsall Lane.

The parade benefits from high levels of passing vehicular traffic and footfall, with on-street parking available in the immediate vicinity and additional public car parking nearby.

Unit 2c is situated mid-terrace within the scheme and benefits from an attractive glazed frontage with strong visibility.



# DESCRIPTION

The property comprises a self-contained ground and first-floor retail unit.

Previously occupied by a hair salon. The accommodation benefits from a fully visible glass shop front, open plan sales area, rear loading, and a WC.

## Services Include:

We understand that all main services (water, gas & electric) are available and connected. Interested parties are advised to make their own enquiries.

## Parking:

**Staff:** There is one allocated staff parking space.

**Customer:** On-street parking is available nearby, together with public car parking within walking distance.

## Rear Servicing:

Rear servicing available.

# ACCOMMODATION

The property has the following net internal floor areas:

Ground Floor NIA	754.33 sq. ft	70.08 m2
First Floor NIA	703.31 sq. ft	65.34 m2
<b>Total</b>	<b>1,457.64 sq. ft</b>	<b>135.42 m2</b>

# TENURE

The subject property is available by way of a new full repairing and insuring lease for a term to be agreed upon.

# RENT

**£21,000 per annum** exclusive of VAT and Rates.

# RATING ASSESSMENT

**Rateable Value: £16,750**

**Rates Payable 2026 to 2027: Est. £6,398.50 per annum**



## SERVICE CHARGE / INSURANCE

**Service Charge:** Est. £1,520 + VAT / **Insurance:** Est. £356 + VAT

## EPC

The property has an EPC rating of C. A certificate is available upon request.

## PLANNING

We understand that the property benefits from a Class E use. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## VAT

The property is registered for VAT.

## LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

## MONEY LAUNDERING / FINANCIAL CHECKS

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions, be that letting or sales of commercial premises. Prospective purchasers/tenants will need to provide proof of identity and residence. Mason Partners also complies with the financial check guidance. Please click the link below for more information.



## FURTHER INFORMATION

For further information or to arrange an inspection please contact:

**LAURENCE BOWEN**

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**Mason  
Partners.**

# The Cutting Gallery

Tel: 01704 832146

The Cutting Gallery

### Opening Hours

Mon 9am - 5:30pm  
Tue 9am - 5:30pm  
Wed 9am - 5:30pm  
Thurs 10-30am - 7pm  
Fri 10am - 7pm  
Sat 8-30am - 4:30pm  
Sun closed

### The Cutting Gallery

Service	Price
Consultations + Advice	£100
Inspiration + Solutions	£150
GIFT VOUCHERS AVAILABLE	
KERASTASE	

Ask about our free time  
**Tel 01704 832146**

WELCOME TO  
THE CUTTING GALLERY