

RETAIL UNIT TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£11,000 per annum



Unit 3 The Mall, Breck Road, Liverpool L5 6SP

LOCATION AND DESCRIPTION

The Mall retail parade is prominently positioned on Breck Road (A580) a busy arterial route out of Liverpool City Centre. The area is popular with both local and national retailers including Post Office and Card Factory whilst the scheme also benefits from excellent pedestrian flow via Asda Superstore and Home Bargain. The scheme consequently benefits from a generous car parking provision.

ACCOMMODATION

The available unit is arranged at ground floor only with the following approximate areas:-

Gross frontage	5.71 m.	(18.73 ft)
Shop depth	14.59 m.	(47.87 ft)
Total Area	78.5 sq.m.	845 sq.ft.

All measurements are net of staff facilities and WC etc.

LEASE

The unit will be available by way of a new full repairing and insuring lease by way of service charge for a term to be agreed.

RENT

£11,000 per annum exclusive.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

UNIFORM BUSINESS RATES

The premises have been assessed as having a rateable value of £6,900 per annum with effect from 1st April 2026.

SERVICE CHARGE

Current service charge £1,635 per annum.
Building Reinstatement Insurance £TBC

EPC

Certificate Number: TBC
Energy Performance Asset Rating: TBC

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400
E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared August 2026



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