



TO LET/MAY SELL

STRICTLY CONFIDENTIAL

A3/A4 PLANNING

2-4 Moor Lane, Crosby L23 2UN

- Crosby is located 6.5 miles north of Liverpool City Centre and 12 miles south of Southport
- Crosby's retail and leisure offer has improved significantly following refurbishment of several buildings along Moor Lane.
- Recent lettings include Peacocks, Card Factory, Hallmark and Vaultex, along with several new bars and restaurants
- Currently operating as a wine bar
- Permitted development to change of use to A3 restaurant. Other uses considered.



**mason
owen...**

property consultants

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Area

Ground Floor	2,686 sq.ft. (250 sq.m)
Basement	1,647 sq ft (153 sq m)
TOTAL	4,333 sq ft (403 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£38,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Freehold

The freehold interest may be available. Please enquire with agent.

Rates

Ground Floor Rateable Value: £40,500
Basement Rateable Value: £6,600

EPC

B50

Legal costs

Each party to be responsible for their own legal costs.



Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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