

TO LET - RETAIL SHOP

LIVERPOOL | 239/241 FINCH LANE | KNOTTY ASH | L14 4AE

Mason
Partners



LOCATION

The property is situated in Knotty Ash, in a well-established suburban retail location approximately 4 miles east of Liverpool City Centre.

Finch Lane forms part of a busy local parade serving the surrounding dense residential catchment, benefiting from consistent footfall and passing vehicular traffic. Nearby occupiers include a mix of local retailers, providing a strong convenience-led offering to the immediate area.

SITUATION

The subject property occupies a prominent corner position on Finch Lane within an established retail parade, benefiting from good visibility and frontage onto the main road.



DESCRIPTION

The property comprises a ground-floor retail unit, previously occupied by William Hill. The space would be suitable for a variety of retail and other uses.

The accommodation provides open-plan sales space to the front, with ancillary storage, staff facilities and W/C to the rear.

The unit benefits from security shutters.

On-street parking is available along Finch Lane.

ACCOMMODATION

The property has the following net internal floor areas:

Ground Floor	1,651.99 sq. ft	153.47 sq. m
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TENURE

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

RENT

£19,500 per annum

RATING ASSESSMENT

Est. Rates Payable for 2026 to 2027

Rateable Value (RV): £9,900

Rates Payable £3,781

As the RV is below £12,000, then small business rates relief may apply.



EPC

The property has an EPC rating of **57 C**.
A certificate is available upon request.

PLANNING

We understand that the property benefits from Sui-Generis (Bookmaker) use. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority and make a formal application for change of use if required.

VAT

The property is not 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

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. MP 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:

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