

TO LET
Retail

**Lambert
Smith
Hampton**

Commercial Opportunity

Mossley Hill Station, Rose Lane, Liverpool L18 8AG



Approx 268 Sq Ft (25 Sq M)

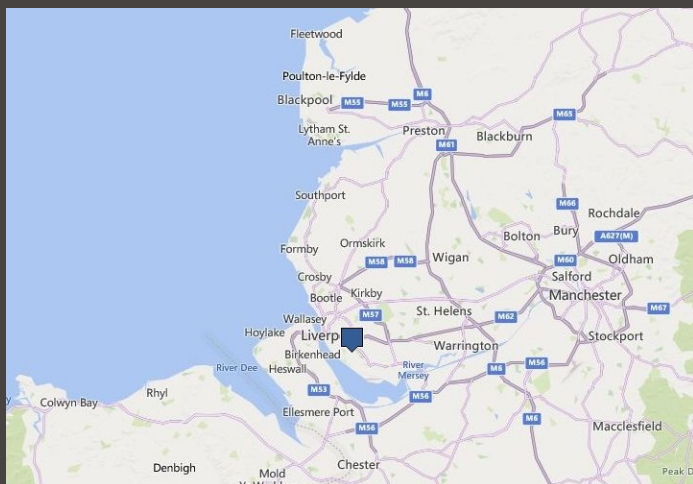
- ✓ Ground floor retail unit and store
- ✓ Suitable for a variety of uses eg taxi office etc
- ✓ Approximately 157,072 passenger movements annually
- ✓ Available immediately



NORTHERN

Lambert Smith Hampton
9 Bond Court, Leeds, West Yorkshire LS1 2JZ T: 0113 245 9393

L18 8AG



LOCATION

Mossley Hill Railway Station is located within the suburbs of Liverpool. Northern operate trains on the Liverpool to Manchester line every half-hour and eastbound trains run to Warrington Central. The station is also served by local bus routes. Mossley Hill has a fully staffed ticket office and ramped access is available.

DESCRIPTION

On behalf of Northern, the unit is located at the entrance of the main station buildings, with good visibility onto Rose Lane. The accommodation comprises a single room with a separate store.

KEY FEATURES

- Ground floor retail unit and store
- Suitable for a variety of uses eg taxi office etc
- Approximately 157,072 passenger movements annually
- Available immediately
- Mossley Hill Station is in the suburbs of Liverpool
- Within a 10 minute walk of Sudley House

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

The tenant will be responsible for paying the Landlord's reasonable professional costs.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

RENT

The Landlord is seeking a rental offer based on a % of turnover subject to a minimum guaranteed rent.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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