

# TO LET - RETAIL SHOP

SUBJECT TO VACANT POSSESSION

LIVERPOOL | 181 GRANGE LANE | GATEACRE | L25 5JY

Mason  
Partners



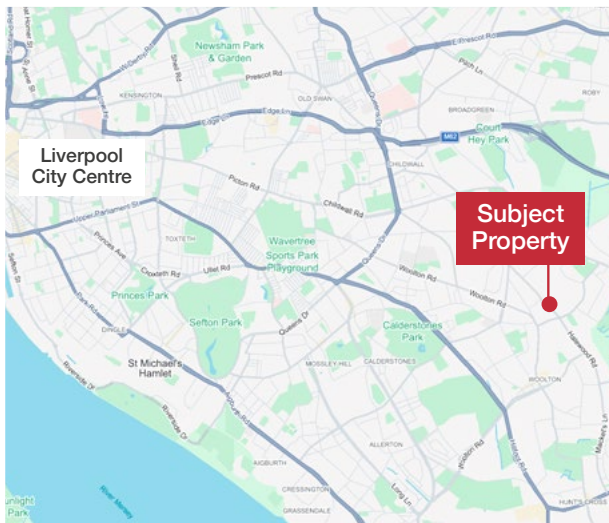
## LOCATION

This property is located in Gateacre, an affluent suburban district in South Liverpool, approximately 6 miles from Liverpool city centre, with frequent bus connections and a drive time of about 10-15 minutes.

The area around Grange Lane benefits from a strong, predominantly owner-occupied residential catchment extending across Gateacre, Woolton and Allerton, generally considered as one of Liverpool's more desirable suburban locations. The surrounding area includes a mix of local retailers, convenience and service-based offerings. Occupiers on the parade include two convenience stores, a chip shop, a hair salon, a veterinary, a barbers and a pharmacy.

## SITUATION

The subject property occupies a prominent position on Grange Lane, benefitting from good visibility, frontage and traffic from the main road.



## DESCRIPTION

The property comprises a ground-floor retail unit currently let to William Hill, although they are no longer trading from the premises.

The property would be suitable for a variety of retail and other uses.

### Services Include:

**Parking:** There is off-street parking to the front of the property as seen in the photographs.

**Water & Electric**

## ACCOMMODATION

The property has the following net internal floor areas:

<b>Total</b>	<b>952.86 sq. ft</b>	<b>88.52 sq. m</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

**£22,000 per annum** exclusive of rates and VAT.

## RATING ASSESSMENT

**Rateable Value: £9,500**

**Estimated Rates Payable 2026 to 2027: \*£4,104**

\*before any applicable reliefs.

As the RV is below £12,000, small business rates relief may apply. It is the ingoing tenant's responsibility to verify this in their own time.



## SERVICE CHARGE / INSURANCE

The Service Charge will be on an Ad-Hoc basis.

Insurance is estimated to be circa **£1,710.00** for 2026/2027.

## EPC

The property has an EPC rating of 34 B. A certificate is available upon request.

## PLANNING

The property has an established betting office use, now treated as sui generis. Alternative uses, including Class E, may be possible, subject to planning. The incoming tenant should confirm their proposed use with 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. 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:

**LAURENCE BOWEN**

M: 07350 397 040 E: laurencebowen@masonpartners.com

**SAMUAL KNIBB**

M: 07477 114 222 E: samknibb@masonpartners.com

**Mason  
Partners**



MISREPRESENTATION ACT 1967 AND DECLARATION: The Agents for themselves and for the vendors of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Mason Partners LLP or Bolton Birch has any authority to make or give any representation or warranty in relation to this property. June 2026.