

M UNIT 4

Deysbrook Retail Parade Liverpool L12 4YF Occupiers Include

Ladbrokes Golocal

# M UNIT 4 DEYSBROOK PARADE







#### DESCRIPTION

Deysbrook Retail Parade is an established, busy neighbourhood centre in West Derby approximately 5 miles north east of Liverpool city centre. The parade is diagonally opposite a large Tesco Superstore with tenants including Ladbrokes, Abjak, Go Local and Melwood Pharmacy together with free on site shopper parking.

#### AREAS

Ground Floor	688 sq.ft	63.9 sq.m
TOTAL	688 sq.ft	63.9 sq.m

### RENT

 $\pounds$ 21,000 per annum exclusive of VAT, service charge, business rates & insurance.

### RATEABLE VALUE

 $\pounds$ 11,250. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority

#### SERVICE CHARGE & INSURANCE

Service Charge: £2,995 plus VAT Insurance: £405 plus VAT

#### ENERGY PERFORMANCE

EPC rating D. Further information available upon request.

#### LEGAL COSTS

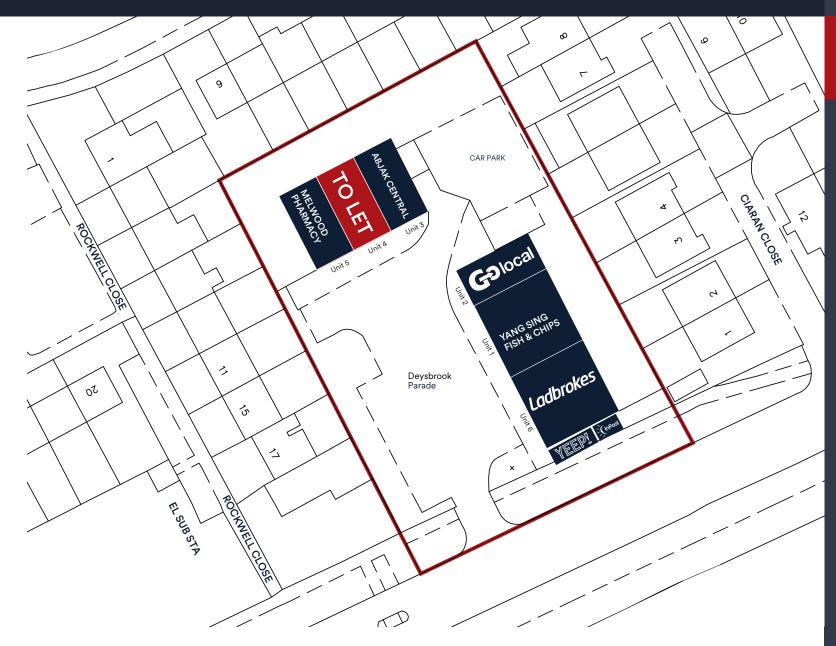
Each party is responsible for their own legal costs in connection with the granting of a lease.

#### 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.

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## SITE PLAN



MISERFERSTIATION ACT 1997 Loadors & Cambridge Poperties Limited (Company Number 02080002) the registrate office of which is a LCD No. Rymont Estata, Kogowin/rod, West Middands DV TMA is subdative is (a defined in action 1986 of the Companies Act 2008) associated companies and employees ("wai") provide the company Number 02080002) the registrate of the od which is a LCD No. Phone, Phone TEstata, Kogowin/rod, West Middands DV TMA is subdative is (a defined in action 1986 of the No. Phone P

#### Viewing

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Strictly via prior appointment with the appointed agents



#### Martin Wade

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