

SUBJECT TO VACANT POSSESSION



M UNIT 4

Daysbrook Retail Parade
Liverpool
L12 4YF

Occupiers Include

Ladbrokes **GoLocal**



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

£21,000 per annum exclusive of VAT, service charge, business rates & insurance.

RATEABLE VALUE

£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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UNIT 4 DEYSBROOK PARADE

SITE PLAN

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Viewing

Strictly via prior appointment with the appointed agents

LCP.

part of M^{Core}



Martin Wade

07503 060206
MWade@lcpproperties.co.uk



Richard Webster

07739 680472
rw@newswebster.com

Matthew Webster

07565 876686
mw@newswebster.com

Mason Partners

0151 227 1008
MASONPARTNERS.COM

Lee Quinn

07788 188731
leequinn@masonpartners.com

Mackenzie Maddison

0151 225 0103
mackenziemaddison@masonpartners.com

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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