

 **RENT**  
**£40,000**  
(per annum)

 **RATEABLE VALUE**  
**£24,750**

 **EPC RATING**  
**TBC**



**38 Chapel Lane**  
**Formby, L37 4DR**

Use Class: E | Leasehold | 2,966 sq ft (275.61 sq m)



**TO LET**



## Location

The property is located in Formby, an affluent town in Sefton, North Merseyside. The property is positioned on the corner of Chapel Lane and Three Tuns Lane, giving the property excellent exposure to passing traffic and footfall.

Chapel Lane is the main high street in Formby and is home to an eclectic mix of occupiers, including local and national retailers, food and beverage operators and other commercial users. Waitrose is located on the opposite side of Three Tuns Lane and the car park is used by people visiting the locality, generating additional footfall for the subject property.



## Description

The property is currently configured as a bank which provides a customer area to the front, including a reception, waiting area and meeting rooms. Staff areas are located behind the counter and ancillary office space to the first floor as well as WC facilities.



## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Floor Retail	2,079	193.14
First Floor Office / Ancillary	887	82.47
<b>Total</b>	<b>2,966</b>	<b>275.61</b>



## Amenities



24/7



Rail Links



Town Centre  
Location



Footfall - High St





## Further information

### Lease Terms

The accommodation is available to let on a new full repairing and insuring lease, on terms to be agreed.

### Rent

£40,000 per annum.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

The current Rateable Value is £24,750.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

The EPC rating is TBC.

### Fixtures & Fittings

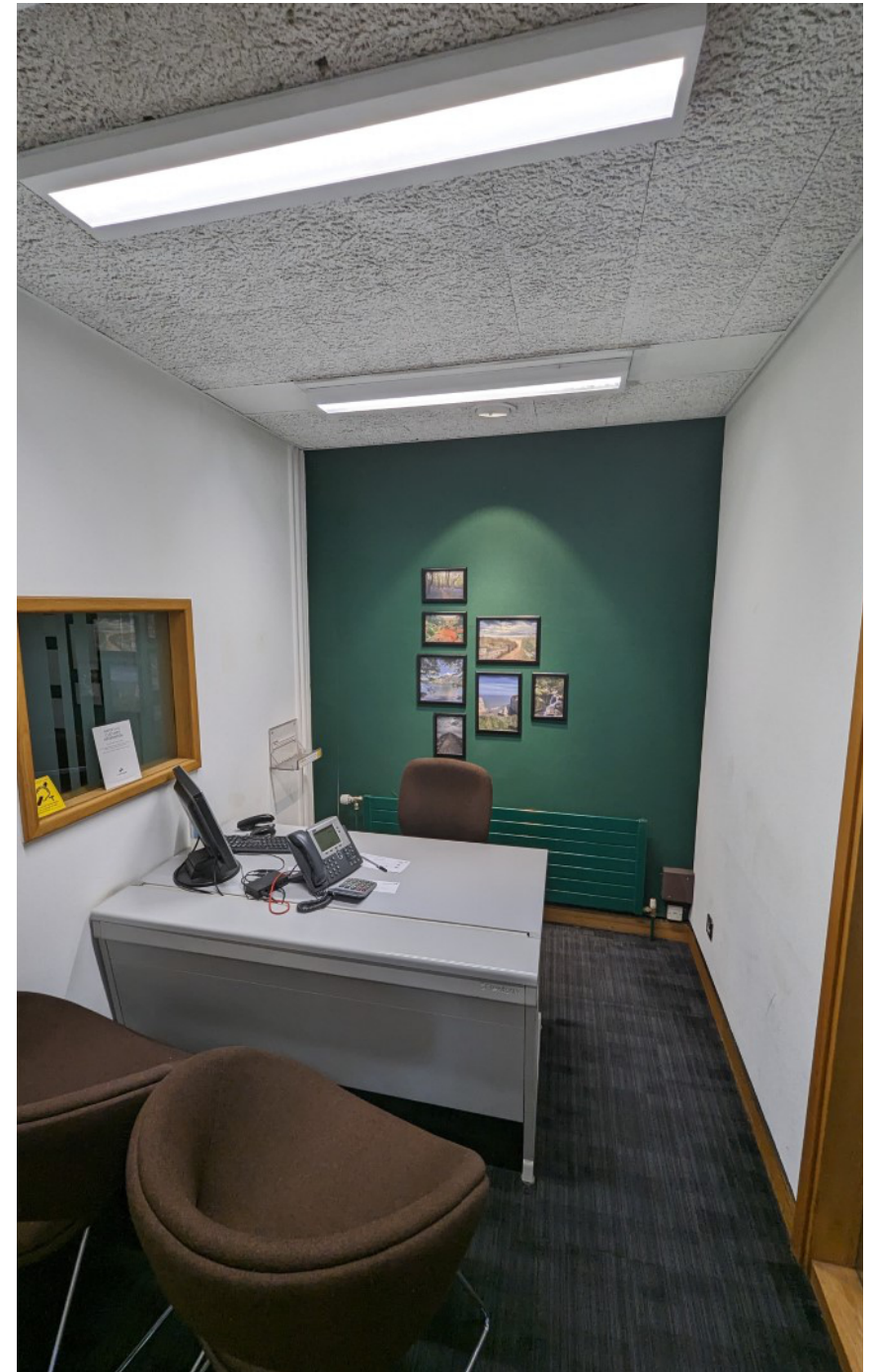
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

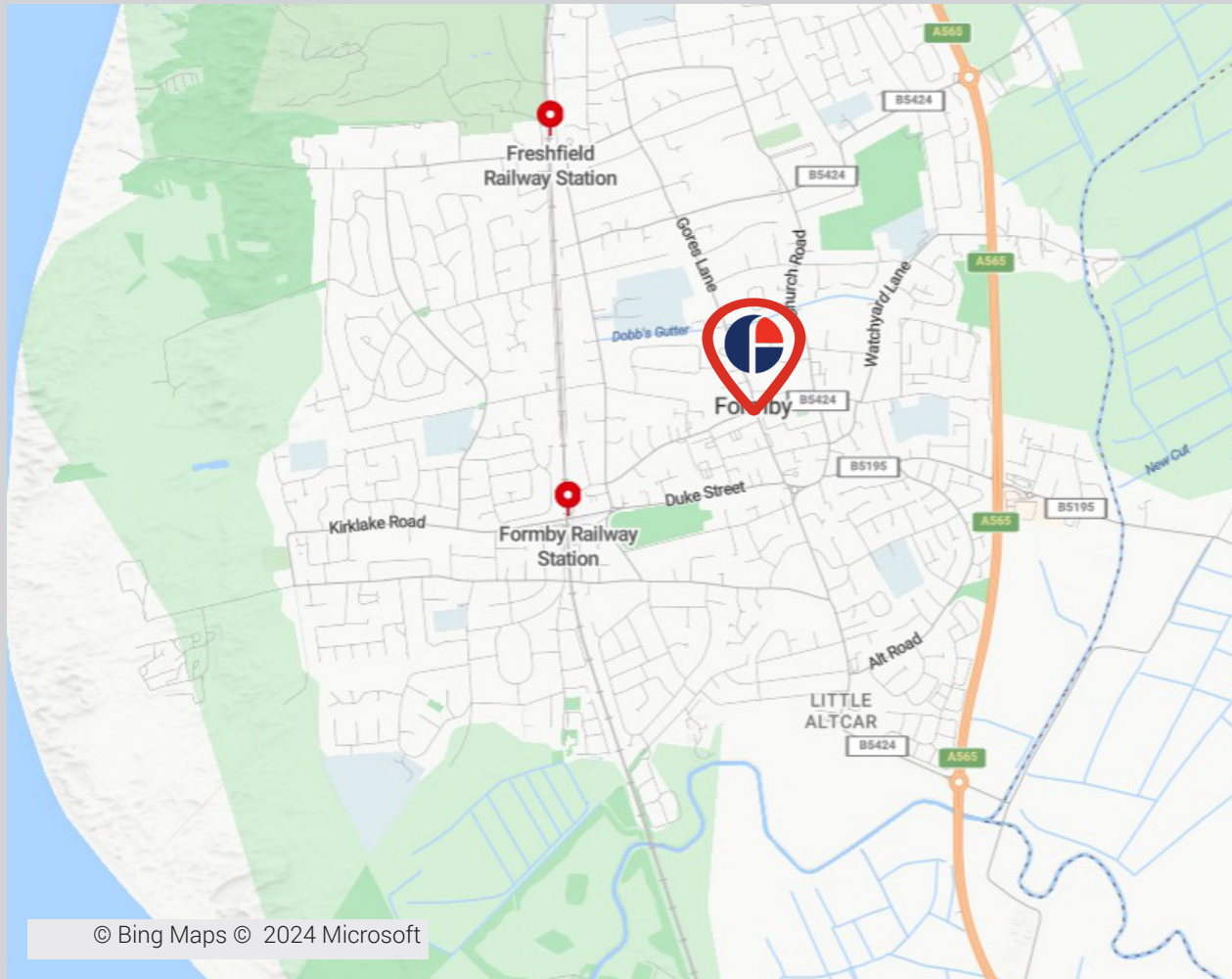
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



# 38 Chapel Lane, Formby, L37 4DR



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	<b>Approximate Travel Distances</b>
	<b>Locations</b> <ul style="list-style-type: none"><li>• Southport - 8 miles</li><li>• Ormskirk - 9 miles</li><li>• Liverpool - 14 miles</li></ul>
	<b>Nearest Station</b> <ul style="list-style-type: none"><li>• Formby Train Station - 0.8 miles</li><li>• Freshfield Train Station - 1 mile</li></ul>
	<b>Nearest Airport</b> <ul style="list-style-type: none"><li>• Liverpool John Lennon - 20 miles</li></ul>

## → Viewings

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Particulars dated October 2024. Photographs dated June 2024.