

SHOP LEASE FOR DISPOSAL



AINTREE RACECOURSE RETAIL PARK | LIVERPOOL | L9 5AL



**1,032 SQ FT UNIT
PRIME RETAIL PARK**

- Prominent end terrace pod unit sitting alongside Card Factory & Subway.
- Class E planning consent, suitable for a variety of different uses.
- Forms part of a dominant 153,500 sq ft out of town retail park anchored by Currys, The Range, TK Maxx.
- Adjacent to Aintree Shopping Park, anchored by Next, M&S and B&Q
- Benefits from a core catchment of 600,000 people, with the wider catchment including over 2 million people.

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Source: Orbit Developments / Bella Design & Marketing 2025

LOCATION

The subject property sits in a prominent location on the A59, Ormskirk Road, within a major commercial mixed-use hub. It benefits from the heavy traffic flows of the A59, with roughly 26,000 daily vehicle movements per day.

The estate draws custom from the affluent population of Aintree and its core catchment extends as far as Wigan, Warrington and Preston.

Aintree's wider retail warehousing cluster attracts a variety of different occupiers, including bulky goods, fashion, food, as well a strong F&B offering.

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DESCRIPTION

The property offers a glazed frontage, sitting directly adjacent to Card Factory & Subway, benefitting from free car parking immediately outside the unit, as well as free shared car parking across the estate's 500 spaces.

ACCOMMODATION

The property comprises the following approximate Gross Internal Floor Areas :

	SQ M	SQ FT
GROUND FLOOR	95.87	1,032

TENURE

The unit is offered by way of a sub-lease or assignment of the existing occupier's lease.

Please contact the agents for lease terms.

PLANNING

The current planning consent provides for use of the premises Class E of the Town and Country Planning (Use Classes) (amendment) (England) Regulations 2020

RATING

Rateable Value: £22,250

Further information is also available at: www.gov.uk/calculate-your-business-rates.

ENERGY PERFORMANCE

Energy Performance Asset Rating

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

Viewing to be undertaken strictly through prior arrangement with the tenant's agent, contact details below:

GEORGE JUDD

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LUKE SOWERBY

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Misrepresentation Act

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