

Deysbrook

Retail Parade

Deysbrook Lane, Liverpool, Merseyside, L12 4YF



Plus Design & Build Opportunity

- Close proximity to a medical centre
- Established busy neighbourhood centre
- Opposite a large Tesco in a densely populated residential area
- Onsite parking

**Mason
Partners**

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LCP

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Available unit to rent



UNIT 4	sq.ft	sq.m
Ground Floor	688	63
RENT	£18,500	
RATEABLE VALUE	£11,250	
SERVICE CHARGE	£1994.12	

Plus Design & Build Opportunity

We will not be constructing the unit without first agreeing a lease to a tenant who would occupy the unit once it was built. After reaching agreement with a tenant, the unit can be constructed in approximately 8 months.

- With E class (hot food) planning consent
- Proposed new ground floor retail unit - unit is not yet constructed
- On-site parking

NEW BUILD UNIT

	sq.ft	sq.m
Ground Floor	1,100 - 2,500	102 - 232
RENT	FROM £25,000 PAX	
RATEABLE VALUE	POA	
RATES PAYABLE	£0	



Indicative example of café interior

Location - L12 4YF

The premises are located on Deysbrook Lane in the West Derby area of Liverpool, approximately 5 miles east of the city centre.

The premises form part of an established busy neighbourhood centre with tenants including Ladbrokes and Melwood Pharmacy. Opposite is a large Tesco Superstore and in close proximity is a medical centre.

Parking

The parade benefits from free on-site car parking having loading facilities to the rear.



Service charge & insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

Electricity and water supplies are laid on with drainage to main sewer.

Energy performance

Further information available upon request.

Planning

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal costs

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



Viewing

Strictly via prior appointment with the appointed agents:

Mason Partners

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Owned and Managed by

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