



TO LET

Retail unit

549 sq.ft

(51 sq.m)

Unit 4, Tree View Court, Station Road, Maghull,
Merseyside, L31 3HF

- Car Park To Front of the Retail Parade
- Situated Next To Maghull Train Station

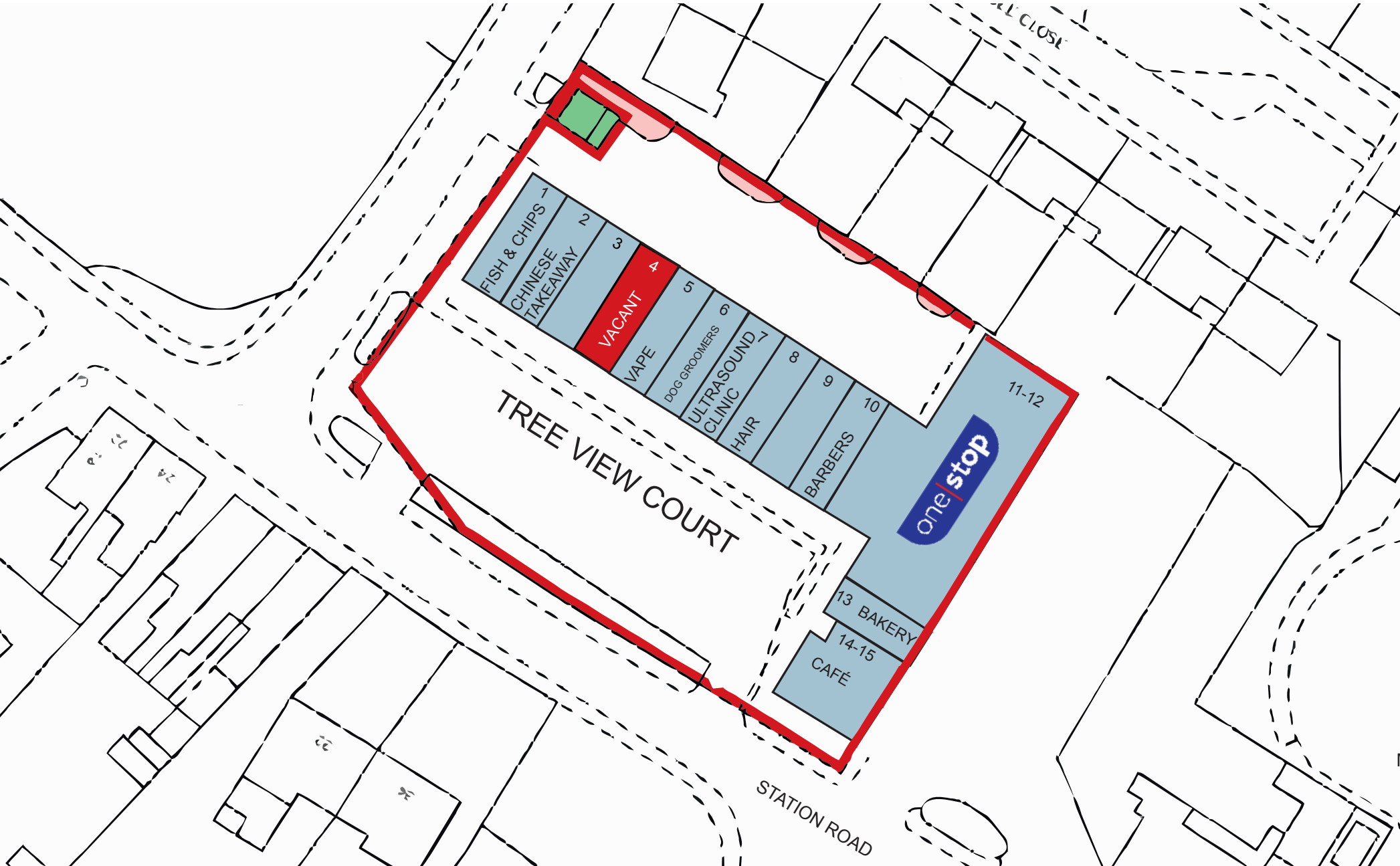
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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	549	51
TOTAL	549	51

Description

The subject property consists of a ground floor retail unit which is of rectangular formation. There are w/c, store and kitchen facilities towards the rear. The unit also benefits from external steel roller shutters and there is ample parking to the front of the shops.

Rent

POA

Rates

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

Potential E class. Subject to planning.

Legal Costs

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.



Location - L31 3HF

The subject property is located within Treeview Court on Station Road in Maghull. Maghull is a busy Liverpool suburb situated approximately 9 miles north of Liverpool City Centre. The premises is also a 1-minute walk from Maghull train station, making it easily accessed. Treeview Court is a 1960's development consisting of a series of small retail units who are predominantly local traders anchored by One Stop.

There are also a series of two storey maisonettes which are separately let and accessed from the side of the retail parade.

Viewing

Strictly via prior appointment
with the appointed agents:

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

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