



**M** UNIT 7

Tree View Court  
Maghull  
L31 3HF

**RETAIL UNIT  
TO LET**

**M** **M**<sup>Core</sup>  
LCP UK

02072  
335255



lcpgroup.co.uk



### 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.

The subject property is located within Tree View 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.

### AREAS

Ground Floor	585 sq.ft	(54.36 sq.m)
<b>TOTAL</b>	<b>585 sq.ft</b>	<b>(54.36 sq.m)</b>

### RENT

£15,000 pa excl.

### RATEABLE VALUE

£6,100 pa (From 1st April 2023)

### SERVICE CHARGE & INSURANCE

£944

### ENERGY PERFORMANCE

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.



# UNIT 7 TREE VIEW COURT

# SITE PLAN



## Viewing

Strictly via prior appointment with the appointed agents



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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.