



# TO LET

Retail unit

## 1,100 sq.ft

(102 sq.m)

**Units 3 & 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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part of M'Core

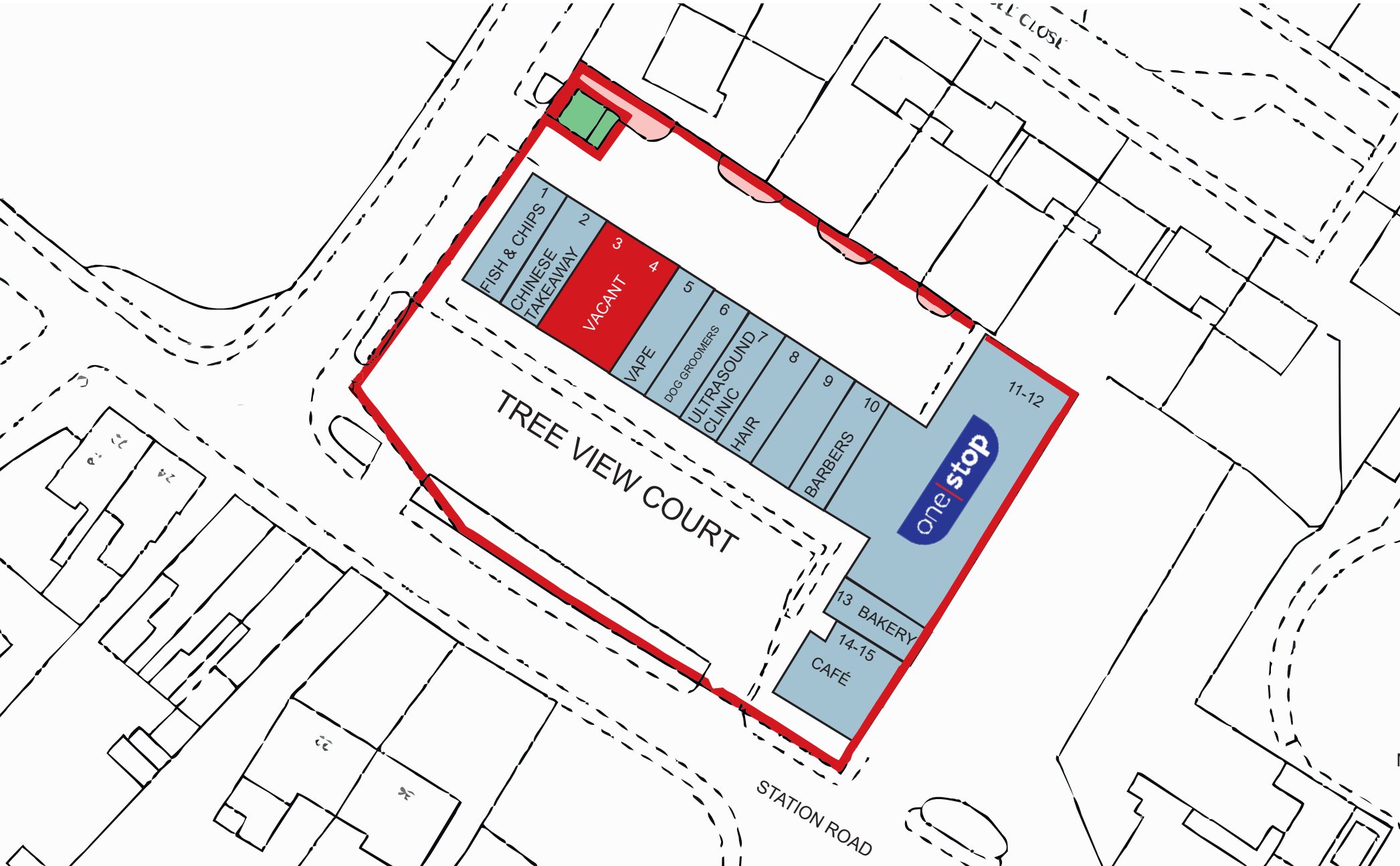
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Units 3 & 4, Tree View Court, Station Road, Maghull, Merseyside, L31 3HF



## Units 3 & 4, Tree View Court, Station Road, Maghull, Merseyside, L31 3HF

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,100	102
<b>TOTAL</b>	<b>1,100</b>	<b>102</b>

### 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

£27,000 per annum exclusive.

### 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](http://www.hitchcockwright.co.uk)

**Alana Finn** 0151 227 3400  
[alanafinn@hwandp.co.uk](mailto:alanafinn@hwandp.co.uk)

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