



Retail unit - Maghull station

TO LET - RETAIL UNIT

Maghull station, Liverpool, L31 3AD

A new retail space is available at Maghull station ideally suited to a coffee shop, delicatessen, newsagent or convenience store operation.

Location:

Maghull Station is located approximately 20 minutes walk to to the south east of Maghull town centre. The station is situated on the Northern Line - approximately 22 minutes travel time from Liverpool Central.

*The figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 1,789,936 for 2019/2020.

1.8m

Annual station footfall*

ADVANCE  VENTURESMerseyrail



Grab & Go Coffee | Grab & Go Food | Convenience

Property:

The retail unit comprises the former Mtodo and is accessed from the main station building, adjacent to the ticket office. The unit also has direct access from platform 1.

Unit Size:

Ground Floor: 34.97 sq.m. 376.46 sq. ft.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

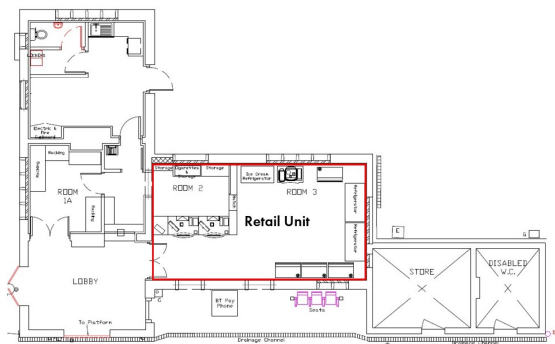
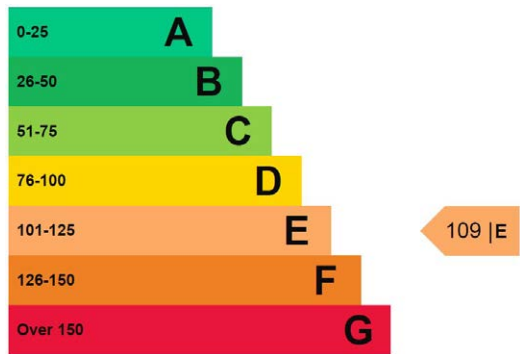
Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

EPC:



For further details relating to this property, please contact:

James Catling
 Senior Portfolio Manager
enquiries@advanceventures.co.uk

Advance Ventures is acting on behalf of Merseyrail Electrics (2002) Limited, a company registered in England and Wales with company number 04356933 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.