

Smith AND SONS

PROPERTY CONSULTANTS

Retail

119 Deyes Lane, Maghull, L31 6DG



Description

The premises comprise a single storey lockup shop unit extending to 64.57 sq.m (695 sq.ft) which would be suitable for a variety of retail uses subject to planning if required.

Location

The premises are located in a well established neighbourhood parade anchored with a Coop Convenience store, other multiple occupiers include William Hill and Subway along with a number of successful local traders.

0151 647 9272

<https://www.smithandsons.net/>

119 Deyes Lane, Maghull, L31 6DG

Rental Price

£12,000 per annum

Accommodation

Sales Area	64.57m ²	695ft ²
------------	---------------------	--------------------

WC Facilities. Off street parking to the front of the premises.

Legal Costs

The ingoing tenant will be responsible for the landlords legal costs incurred.

VAT Statement

All prices and rents quoted are exclusive of VAT if applicable

Tenure

By way of an assignment of an existing lease expiring 18/2/2028.

Rating Assessment

Rateable Value 2025	£9,900 (small business rate relief available)
---------------------	---

Other Info

Viewing strongly recommended.

Strictly by arrangement with the sole agents:



Jamie Robertson

E: jxr@smithandsons.net
T: 0151 647 9272

0151 647 9272

<https://www.smithandsons.net/>

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.