



TO LET / MAY SELL

25 Brows Lane, Formby L37 4HS
Prominent character building

Location

The property is located in the affluent town of Formby, approximately 13 miles north of Liverpool and 8 miles south of Southport. Nearby occupiers include Pizza Express, Costa, Boots, Subway and Superdrug.

The subject property is situated on Brows Lane, a continuation of Chapel Lane, the principal high street serving the area. The property is available as a whole (ground and first floor) or ground floor only. A surface car park for approximately 4 vehicles is located to the rear (Option B only).

Accommodation

	Option A		Option B	
Floor area	Sq m	Sq ft	Sq m	Sq ft
Ground floor	82.6	889	187.2	2,015
First floor	N/A	N/A	50.6	545
Total	82.6	889	237.8	2,560

Rent

Option A - ground floor only: £25,000 per annum

Option B - ground and first floor: Available on application

Alternatively the Freehold interest may be available.
Further details on application.

Planning

The premises currently benefit from A2 Use (Financial & Professional Services) but would also be suitable for A1 Retail or A3 Bar & Restaurant Use subject to necessary planning consents.

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

Business rates

Interested parties should make enquiries with Sefton Metropolitan Borough Council.

EPC

An Energy Performance Certificate is available upon request.

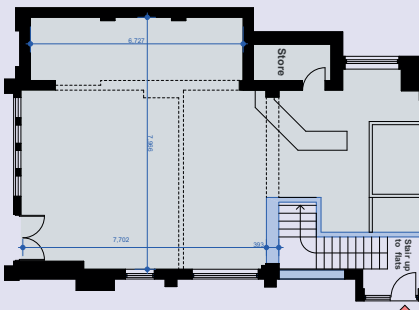
Legal costs

Each party to be responsible for their own legal and surveyor's costs incurred in connection with the transaction.

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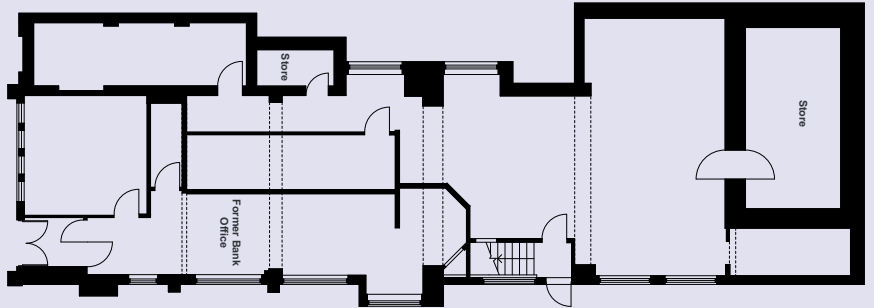


Plan Option A

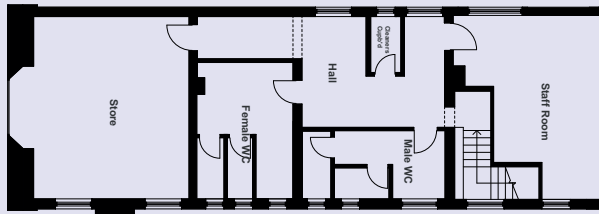


Ground floor

Plan Option B



Ground floor



First floor

Please note whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.

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