



TO LET

1 Chapel Lane, Formby L37 4DN
Prominent former bank premises

Location

Formby is an affluent Merseyside suburb located approximately 13 miles north of Liverpool, 6 miles south of Southport. The subject property is located on Chapel Lane, the prime retail pitch within the centre of the town. The town hosts a range of national occupiers including Marks & Spencer, Waitrose, Iceland, M & Co, Boots, Caffé Nero, and Costa Coffee.

Description

The premises comprise a prominent and attractive building formerly occupied by HSBC Bank with accommodation arranged on ground and first floor levels. A surface car park for 8 vehicles is located to the rear.

Accommodation

The premises comprise the following approximate floor areas:

Demise	Sq m	Sq ft
Ground floor	288.5	3,106
First floor	50.8	547
Total	339.3	3,653

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Rates

The unit has a 2017 rateable value assessment of £45,250. For further details visit Gov.uk or contact the business rates department of the local authority.

VAT and Costs

All prices premiums and rates etc. are quoted exclusive of VAT at the prevailing rate.

Each Party is to be responsible for their own legal costs incurred in any transaction.

EPC

An EPC will be made available upon request.

Viewing strictly through the letting agent



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Viewing strictly through the letting agent

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