



# SHOP TO LET

**29 Chapel Lane, Formby L37 4DL**

## 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 premises are directly adjacent to Boots Chemist and close to other nearby national occupiers including Marks & Spencer, Waitrose, Iceland, Caffè Nero and Costa Coffee.

## Description

The premises comprise semi-detached regular shaped retail shop unit with accommodation arranged on ground and first floor levels. Car parking for 3 vehicles is located directly to the rear.

## Accommodation

The premises comprise the following approximate dimensions and floor areas:

<b>Gross frontage</b>	6.3 m	20 ft 9 ins
<b>Internal width (average)</b>	5.6 m	18 ft 7 ins
<b>Shop depth</b>	18.4 m	60 ft 6 ins
<b>Ground floor sales</b>	95.3 sq m	1,026 sq ft
<b>Ground floor store</b>	8.2 sq m	88 sq ft
<b>First floor</b>	90.5 sq m	974 sq ft
<b>Total</b>	185.8 sq m	2,000 sq ft

## 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 2023 rateable value assessment of £17,500. 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



**James Harrocks**

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**Anti Money Laundering Regulations**

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

Viewing strictly through the letting agent