



# SHOP UNITS TO LET



46 Brows Lane, Formby



54 Brows Lane, Formby

## 46 & 54 Brows Lane, Formby L37 4ED

54 Brows Lane		
<b>Gross frontage</b>	5.40 m	17 ft 9 ins
<b>Internal width</b>	5.09 m	16 ft 9 ins
<b>Shop depth</b>	13.73 m	45 ft 1 ins
<b>Ground floor area</b>	76.27 sqm	821 sqft

### 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 Brows Lane, running into Chapel Lane, the prime retail pitch within the centre of the town. The town centre houses numerous national retail tenants including Boots Chemist, Marks & Spencer, Waitrose, Iceland, Caffè Nero and Costa Coffee.

### Description

The two premises comprise ground floor retail shop units within a retail parade fronting onto Brows Lane. Car parking is available directly to the front of the premises.

### Accommodation

The premises comprise the following approximate dimensions and floor areas:

46 Brows Lane		
<b>Gross frontage</b>	6.27 m	20 ft 6 ins
<b>Internal width</b>	5.84 m	18 ft 7 ins
<b>Shop depth</b>	13.73 m	45 ft 1 ins
<b>Ground floor area</b>	68.93 sqm	742 sqft

### Tenure

The premises are available by way of new, effectively full repairing and insuring leases for terms to be agreed.

### Rent

46 Brows Lane – £16,500 per annum.  
54 Brows Lane – £18,000 per annum.

### Rates

The units have 2023 rateable value assessments of:  
46 Brows Lane – £15,000 / 54 Brows Lane – £17,000.

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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**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