

# Deysbrook

Retail Parade

Deysbrook Lane, Liverpool, Merseyside, L12 4YF



Plus Design & Build Opportunity

- Close proximity to a medical centre
- Established busy neighbourhood centre
- Opposite a large Tesco in a densely populated residential area
- Onsite parking



**Mason  
Partners**

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**LCP**

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## Available unit to rent



UNIT 4	sq.ft	sq.m
Ground Floor	688	63
RENT	£18,500	
RATEABLE VALUE	£11,250	
SERVICE CHARGE	£1994.12	

## Plus Design & Build Opportunity

We will not be constructing the unit without first agreeing a lease to a tenant who would occupy the unit once it was built. After reaching agreement with a tenant, the unit can be constructed in approximately 8 months.

- With E class (hot food) planning consent
- Proposed new ground floor retail unit - unit is not yet constructed
- On-site parking

### NEW BUILD UNIT

	sq.ft	sq.m
Ground Floor	1,100 - 2,500	102 - 232
RENT	FROM £25,000 PAX	
RATEABLE VALUE	POA	
RATES PAYABLE	£0	



Indicative example of café interior

## Location - L12 4YF

The premises are located on Deysbrook Lane in the West Derby area of Liverpool, approximately 5 miles east of the city centre. The Nottingham suburb of Sherwood lies approximately 3 miles north of Nottingham City Centre with a population of approximately 15,000 persons.

The premises form part of an established busy neighbourhood centre with tenants including Ladbrokes and Melwood Pharmacy. Opposite is a large Tesco Superstore and in close proximity is a medical centre.

## Parking

The parade benefits from free on-site car parking having loading facilities to the rear.



## Service charge & insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Services

Electricity and water supplies are laid on with drainage to main sewer.

## Energy performance

Further information available upon request.

## Planning

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

**FREE**  
On-site car  
parking  
available



## Viewing

Strictly via prior appointment  
with the appointed agents:

**Mason  
Partners**

0151 227 1008  
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