

# Deysbrook

Retail Parade

## RETAIL UNITS TO LET

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

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# Deysbrook

## Retail Parade

Total  
Development  
5,762 SQ.FT  
(535 SQ.M)

Modern neighbourhood parade with on-site parking located opposite a large format Tesco in a densely populated residential area.

Busy  
retail parade  
with 6 units



View all available units at [www.lcpproperties.co.uk/deysbrook](http://www.lcpproperties.co.uk/deysbrook)

## Available unit to rent

UNIT 2	sq.ft	sq.m
<b>Ground Floor</b>	<b>728</b>	<b>67.6</b>
<b>RENT</b>	<b>£17,500 PAX</b>	
<b>RATEABLE VALUE</b>	<b>£12,000 PAX</b>	
<b>RATES PAYABLE</b>	<b>£0</b>	

As the rateable value is below £12,001 any incoming tenant may be eligible for 100% Small Business Rates Relief. Interested parties should confirm their liability with the Local Authority.



## 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
<b>Ground Floor</b>	<b>1,100 - 2,500</b>	<b>102 - 232</b>
<b>RENT</b>	<b>FROM £25,000 PAX</b>	
<b>RATEABLE VALUE</b>	<b>POA</b>	
<b>RATES PAYABLE</b>	<b>£0</b>	



Indicative example of café interior

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## 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 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.

**FREE**  
On-site car  
parking  
available



## 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.



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## Viewing

Strictly via prior appointment with the appointed agents:

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