

EDGE LANE LIVERPOOL, L7 9LF

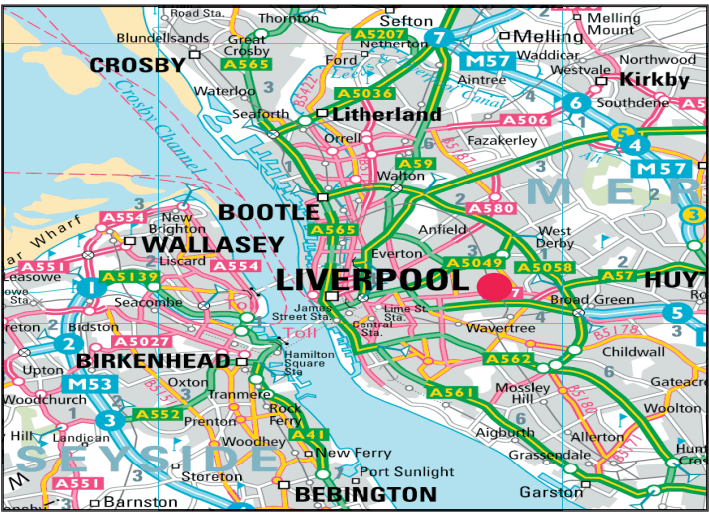


PROPOSED RETAIL DEVELOPMENT UP TO 6,000 SQFT AVAILABLE

CONTACT HITCHCOCK WRIGHT
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L29SH

Hitchcock & Wright
CHARTERED SURVEYORS **Partners**
0151 227 3400
www.hitchcockwright.co.uk

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LOCATION AND DESCRIPTION

The site is very prominently positioned fronting Edge Lane (A5080), the main arterial route to the east of the city, linking the M62 motorway. The site sits at the corner of Laurel Road, directly opposite Liverpool Technology Park. The traffic light controlled junction allows access to the site from all directions.

SITE

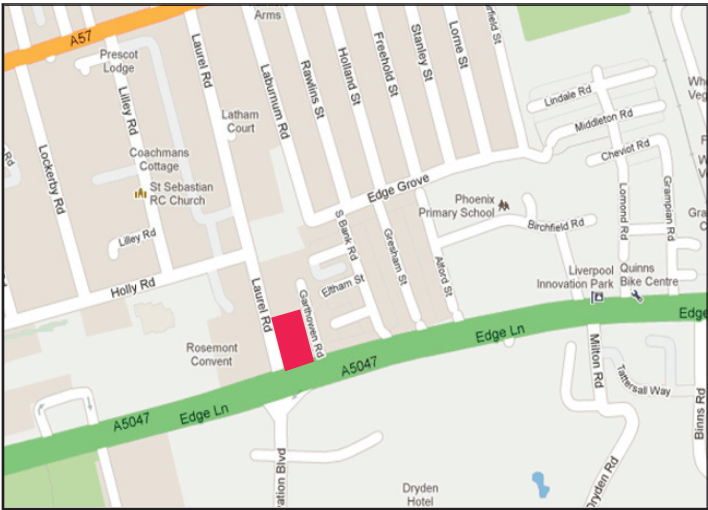
The site extends to approximately 0.6 acres. The plan above is indicative only, but demonstrates a 6,000 sq ft unit, together with 29 car parking spaces.

LEASE

A new lease drafted on full repairing and insuring terms for a minimum period of 15 years subject to completion of new build to an agreed specification

RENT

Upon application.



PRICE

Upon application.

TENURE

A Freehold sale may be considered.

PLANNING

The proposed scheme is subject to obtaining the necessary planning consent.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners.

Tel: 0151 227 3400 Fax: 0151 227 3010

Email: johnbarker@hwandp.co.uk

Alternatively contact our joint agent Stephen Perrett, Cheetham & Mortimer. Tel: 0161 832 3375

Email: sperrett@cheetham-mortimer.com

Details Prepared NOVEMBER 2012

Subject to Contract

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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