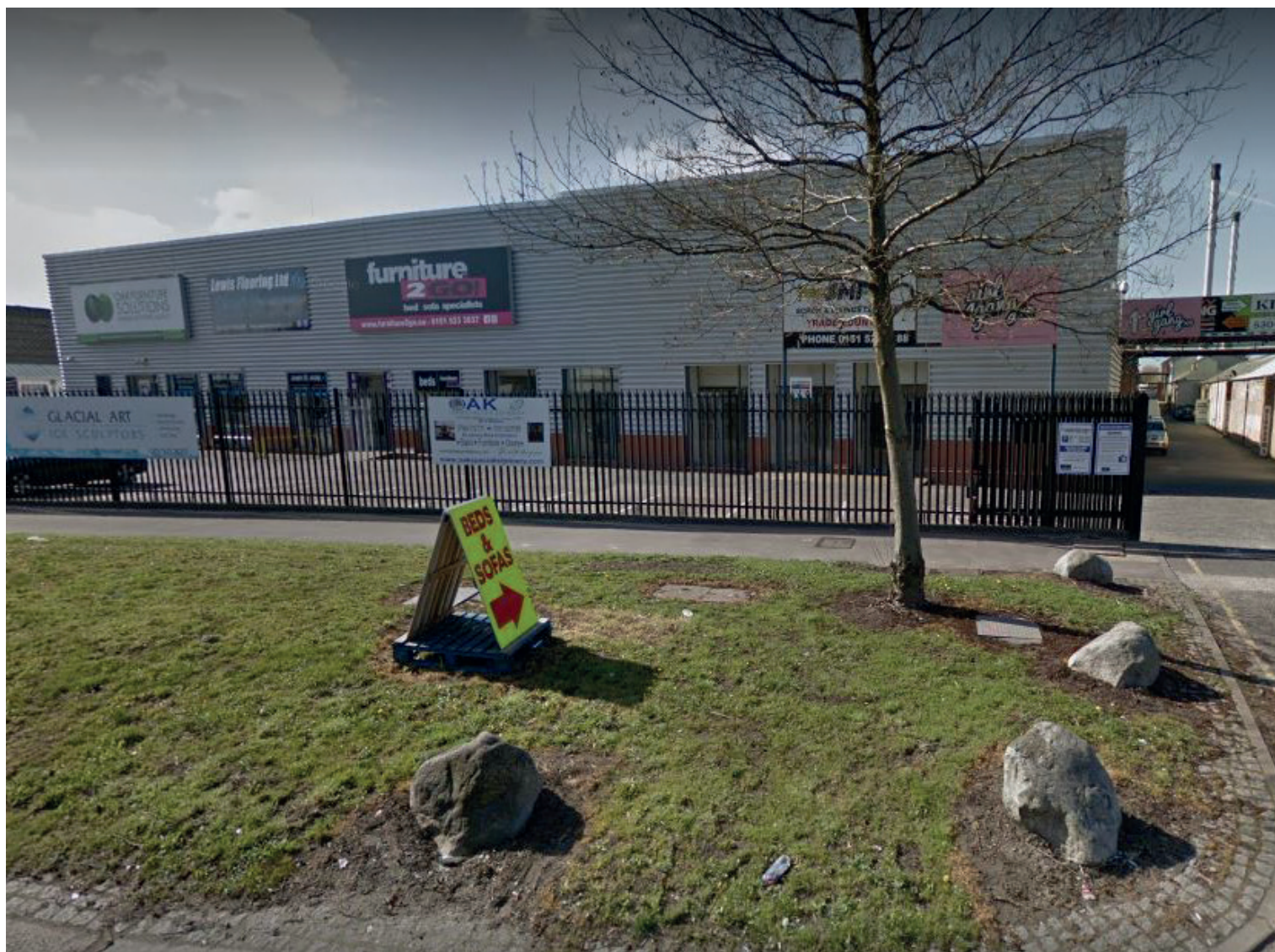


# NELSONS BUSINESS PARK, LONG LANE, AINTREE, L9 7BN



## TO LET RETAIL SHOWROOM UNITS

- Prominent roadside location
- Established retail/showroom location
- Unit 29 9,629 sq.ft. (894.5 sq.m.)
- Unit 32B 9,302 sq.ft. (864.2 sq.m.)

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

**Hitchcock Wright**  
INDUSTRIAL ESTATE AGENTS & Partners  
**0151 227 3400**  
[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# NELSONS BUSINESS PARK, AINTREE, L9 7BN



## LOCATION

The subject units are situated on Nelsons Business Park on Long Lane (B5187) on Aintree Industrial Estate, Liverpool. Long Lane is accessed off the East Lancashire Road (A580) via Stockgate Lane (B5187), approximately 3 miles from junction 4 of the M57 and 8 miles from Liverpool John Lennon Airport. Liverpool City Centre is located approximately 4 miles to the south west. Long Lane is an established and popular retail showroom location and Taskers DIY Store is located a short distance from the property. The units occupy a prominent position at the front of the business park.

## DESCRIPTION

The two available units are self-contained and benefit from toilets and kitchen facilities and loading doors. The property benefits from new external cladding and fenestration.

## ACCOMMODATION

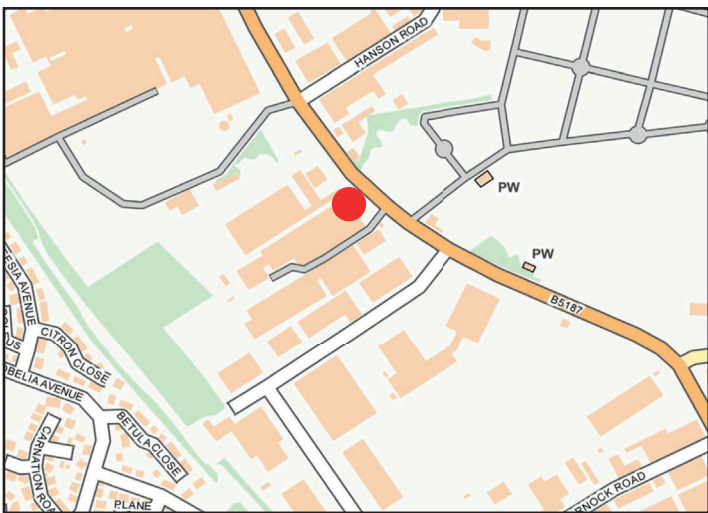
Unit 29	9,629 sq.ft. (894.5 sq.m.)
Unit 32B	9,302 sq.ft. (864.2 sq.m.)

## TENURE

The properties are available to let on a new full repairing insuring leases for a term to be agreed.

## RENT

£5.00 per sq.ft. per annum exclusive.



## RATEABLE VALUE

The tenant will be responsible for the payment of business rates. Interested parties are advised to make their own enquiries with the Liverpool City Council.

## EPC

An EPC is available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated all terms will be subject to VAT at the prevailing rates.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Nick Harrop, Hitchcock Wright & Partners.

Tel: 0151 227 3400 Fax: 0151 227 3010

Email: [nickharrop@hwandp.co.uk](mailto:nickharrop@hwandp.co.uk)

Details Prepared January 2020

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.