

LEASE FOR SALE  
ON BEHALF OF  
TCM

**B P C**

RETAIL PROPERTY SPECIALISTS

KIRKBY INDUSTRIAL ESTATE - NEWSAGENTS, LEES ROAD



LOCATION/DESCRIPTION

The unit occupies a prominent location on Lees Road, the main entrance to the established Kirkby Industrial Estate.

The unit is part of a new development alongside Subway at this busy location which would be ideal for use as a newsagents.

ACCOMMODATION

The subject premises have the following approximate areas/dimensions:

Ground Floor Sales	200 sqft
First Floor Ancillary	200 sqft
First Floor WC	

Whilst we believe the above measurements are correct, interested parties are advised to verify these areas themselves.

LEASE TERMS/TENURE

The premises are available by way of a new 15 year lease on fully repairing and insuring terms, incorporating 5 yearly rent reviews.

RENTAL

We are instructed to seek offers in excess of £5,200 per annum exclusive.

RATING ASSESSMENT

Awaiting conformation.

We would advise interested parties to verify this information themselves.

LEGAL COSTS

Each party are to bear their own legal costs incurred in the preparation of the documentation of this transaction.

VIEWING

Strictly by appointment with Ashley Prescott on 0151 227 2199 [ashley@burnsproperty.co.uk](mailto:ashley@burnsproperty.co.uk)

SUBJECT TO CONTRACT

MISDESCRIPTONS ACT 1967: BURNS PROPERTY CONSULTANTS for themselves and for vendors or lessors of this property whos agents they are, give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) None of the statements contained in these particulars as to this property are to be relied on as a statement or representation of fact. (3) Any interested purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (4) The vendor or lessors do not make or give and neither Burns Property Consultants nor any person in their employment has the authority to make or to give any representation or warranty whatsoever in relation to this property.

