



## TO LET - REDUCED RENT

RETAIL  
SHOP UNIT

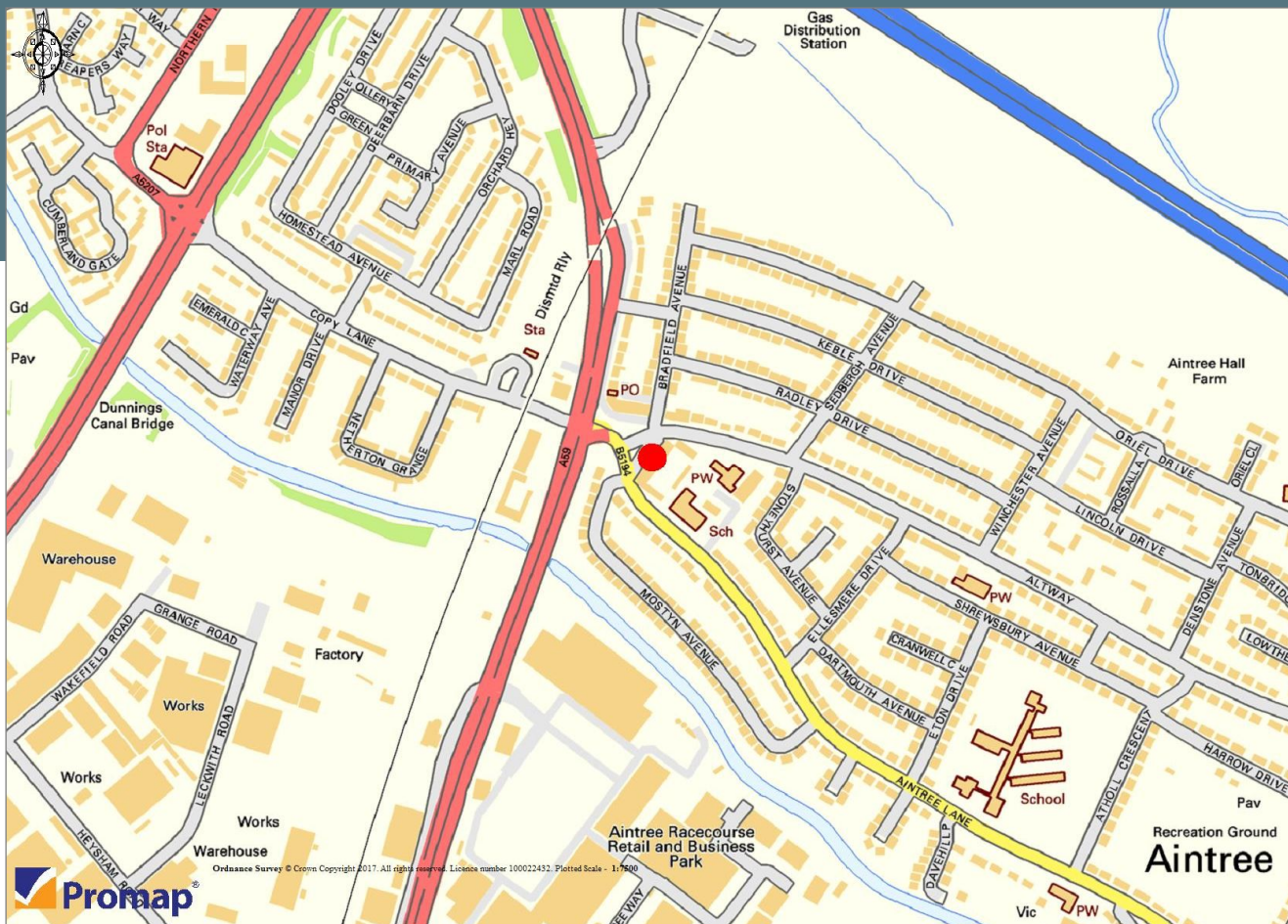
1,106 sq.ft. (103 sq.m.)

5 Molyneux Way, Old Roan, Aintree, Liverpool, L10 2JA

- Occupying a good location as part of a neighbourhood parade in Molyneux Shopping Centre. Molyneux Way runs off the A59 Ormskirk Road.
- Approximately 1½ miles from Switch Island, the motorway interchange for the M57 and M58.
- The premises form part of a local shopping parade which services a large immediate catchment
- Retailers in close proximity include Tesco, Domino's, Barnardo's, Aintree Pharmacy and William Hill



5 Molyneux Way  
Old Roan  
Aintree  
Liverpool L10 2JA



### Areas

Ground Floor 1,106 sq.ft. (103 sq.m.)

### Tenure

Available by way of a new full repairing and insuring sublease for a term expiring in 2027 with a tenant break in 2022.

### Rent

£18,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value £24,750

### EPC

C71

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing

Strictly through the agent:

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