



# TO LET

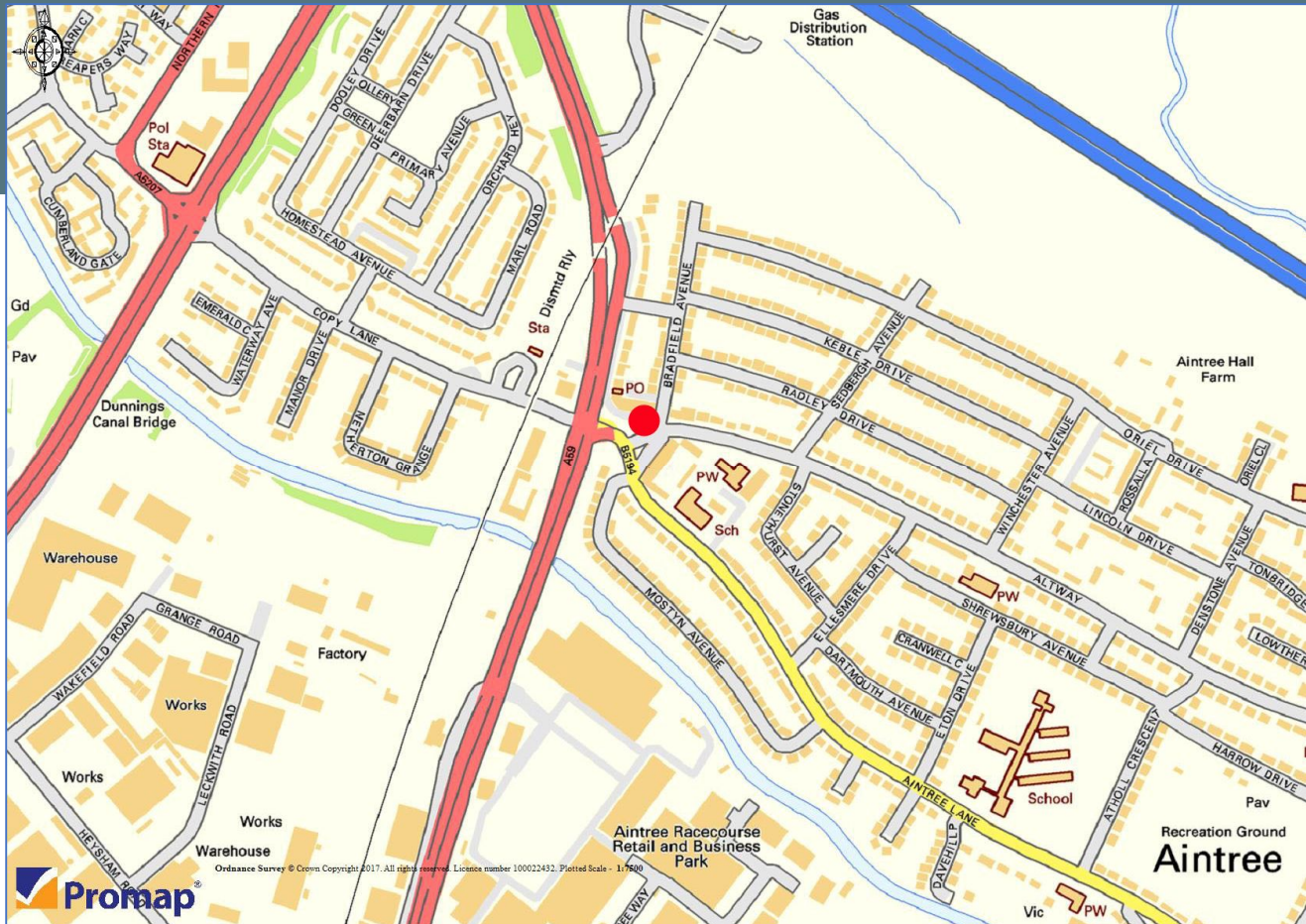
## RETAIL UNIT

## Ground Floor 980 sq.ft. (91 sq.m.)

9b, Altway, Old Roan, Aintree, Liverpool L10 3JA

- Occupying a good location on Altway, Old Roan
- Old Roan forms part of Aintree Village, located approximately 7 miles north of Liverpool city centre.
- Excellent communication links being located just off the A59 and very close to the Switch Island junction where the M57/M58/A59 and A5036 all meet
- Old Roan Merseyrail Station within walking distance
- Located at the end of a parade of shops known as Bleasdale Shopping Centre
- Other occupiers within the vicinity include Tesco Express, Domino's, William Hill and The Post Office

9b, Altway  
Old Roan  
Aintree  
Liverpool L10 3JA



#### Areas

Ground Floor 980 sq.ft. (91 sq.m.)  
First Floor 1,280 sq.ft. (119 sq.m.)

#### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

#### Rent

On application.

#### Rates

Rateable Value £32,000

#### EPC

D87

#### Legal Costs

Each party to be responsible for their own legal costs.

#### Viewing

Strictly through the agent:

Luke Arnold

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