



# TO LET

## RETAIL UNIT

### 773 sq.ft. (71.85 sq.m.)

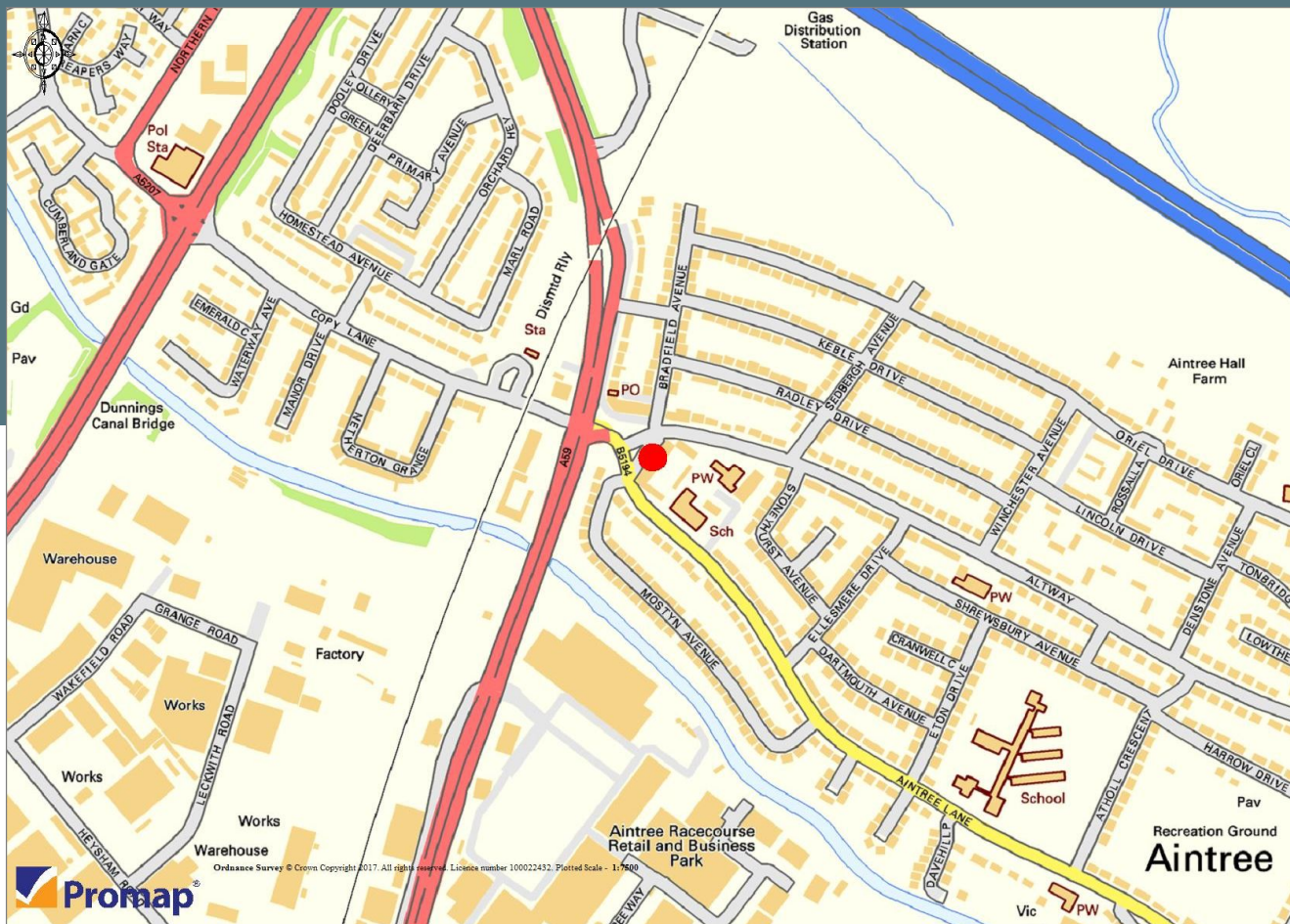
2 Molyneux Way, Aintree, Liverpool, L10 2JA

- Retail unit to let adjacent to Domino's Pizza
- The premises form part of a local shopping parade which services a large immediate catchment
- Retailers in close proximity include Tesco, Barnardo's, Aintree Pharmacy and William Hill
- 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

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## Areas

Ground Floor 773 sq.ft. (71.85 sq.m.)

## Tenure

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

## Rent

£21,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

Rateable Value £16,000

## EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

## Legal Costs

Each party to be responsible for their own legal costs.

*Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.*

## Viewing

Strictly through the agent:

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