

to let

**129 Forefield Lane
Crosby L23 9SL**
Retail Shop with upper parts
581 sq ft (46 sq m)



- Currently Hairdressing Salon-
- Suitable for Alternative Uses
- Busy Location
- Close to residential
- Quality Internal Fitout
- Private Yard Area To Rear
- Competitive Rent

For further information
or to arrange a viewing
contact Roy Backhouse

0151 541 2200

www.roybackhouse.com

backhouse

129 Forefield Lane Crosby



RENT
£14,000 per annum

RATEABLE VALUE

£9,500

RATES PAYABLE 22/23

Nil to qualifying occupiers

**For viewing and further information
please contact Roy Backhouse:**

Roy Backhouse Ltd
Egerton House, Tower Rd, Birkenhead, Wirral CH41 1FN
e: roy@roybackhouse.co.uk

SUBJECT TO CONTRACT



LOCATION

The property is located on the junction of Brownmoor Lane and Forefield Lane about 1 mile outside Crosby Town Centre in a busy residential area..

DESCRIPTION

The property comprises a two storey retail unit with separate rear access to the upper floor accommodation that was once used as a flat but now comprises a beauty room and kitchen.

TENURE

Freehold.

FLOOR AREAS

The areas set out below are measured in accordance with the RICS Code of Measuring Practice on a gross/net internal basis.

Ground Floor	46 sq m	500 sq ft
F1rst Floor	31 sq m	333 sq ft
Total	77 sq m	833 sq ft

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

VAT may be payable on the purchase price.

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