

Plus Dane Housing



*Ai generated image of the space available for illustration purposes only*

## Retail Unit To Let

Unit A, 14 Church Road, Crosby, L23 5SB

**Rent: £18,500 pa**  
**Size: 677 sq. ft (62.9 sq. m)**  
**Availability: Immediate**

## Key Features

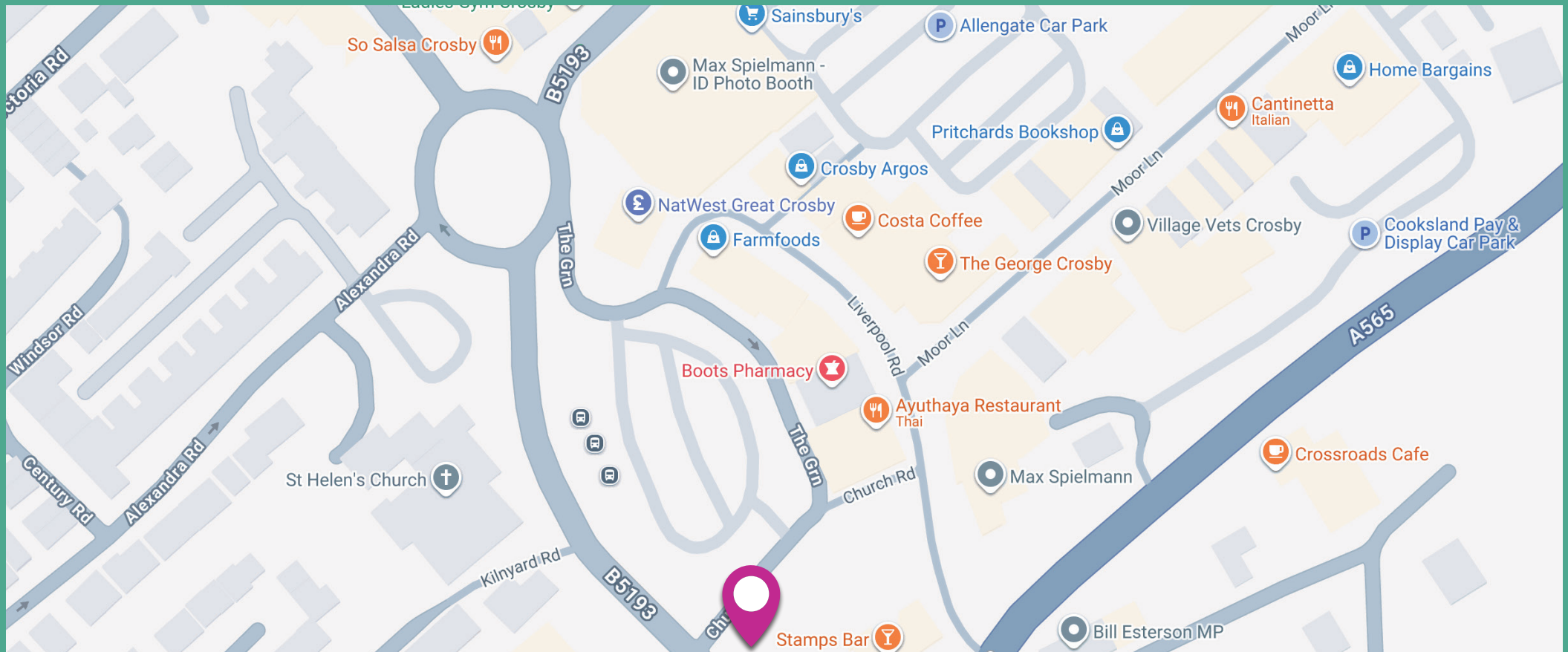
- **Prominent location** in Crosby Village Centre
- **Ground floor unit** with excellent visibility
- Part of a new **mixed-use development** with retail and residential space
- **Shell condition** ready for occupier fit-out
- **3-phase electricity, drainage & water** fully connected
- **Ample public parking** nearby
- **Excellent transport links**

## Location

**Crosby Village Centre** is a thriving retail hub **5.5 miles (8.8 km) north of Liverpool City Centre**. The area is well served by **both national retailers and public transport**.

### Nearby occupiers include:

- Sainsbury's
- Costa Coffee
- Boots
- NatWest Bank







## The Property

The unit is located on the ground floor of a modern 4-storey mixed-use development, with residential apartments above. It is offered in **shell condition**, giving tenants the flexibility to **fit out the space to their own specification** and create a layout that suits their specific operational requirements.

### Site features include:

- 3-phase electricity
- Water & drainage
- Coronation Road frontage

## Accommodation

**Gross Internal Area:** 677 sq. ft (62.9 sq. m)

## Lease Terms

- **Tenure:** New Full Repairing & Insuring (FR&I) lease
- **Term:** Negotiable
- **Rent:** £18,500 per annum, exclusive

## Business Rates

**Rateable Value:** £16,500

Interested parties should verify this with Sefton Council on 0151 934 3460 or via [voa.gov.uk](http://voa.gov.uk)

## EPC

A full copy of the EPC is available on request.

## Contact & Viewings

Strictly by appointment via the sole agents:

**SK Real Estate (Liverpool) Ltd**

**Chris Hennessy BSc MRICS**

Email: [chris.hennessy@skrealestate.co.uk](mailto:chris.hennessy@skrealestate.co.uk)

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### Disclaimer

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