



# Crosby Village

10 Moor Lane | Crosby | L23 2UE

Newly Developed Retail & Leisure Units

**TO LET**

[www.crosbyvillage.com](http://www.crosbyvillage.com)

## Location

Crosby is an affluent town located approximately 6.5 miles north of Liverpool City Centre and 12 miles to the south of Southport. Other well-known retailing towns nearby include Formby, Maghull and Bootle.

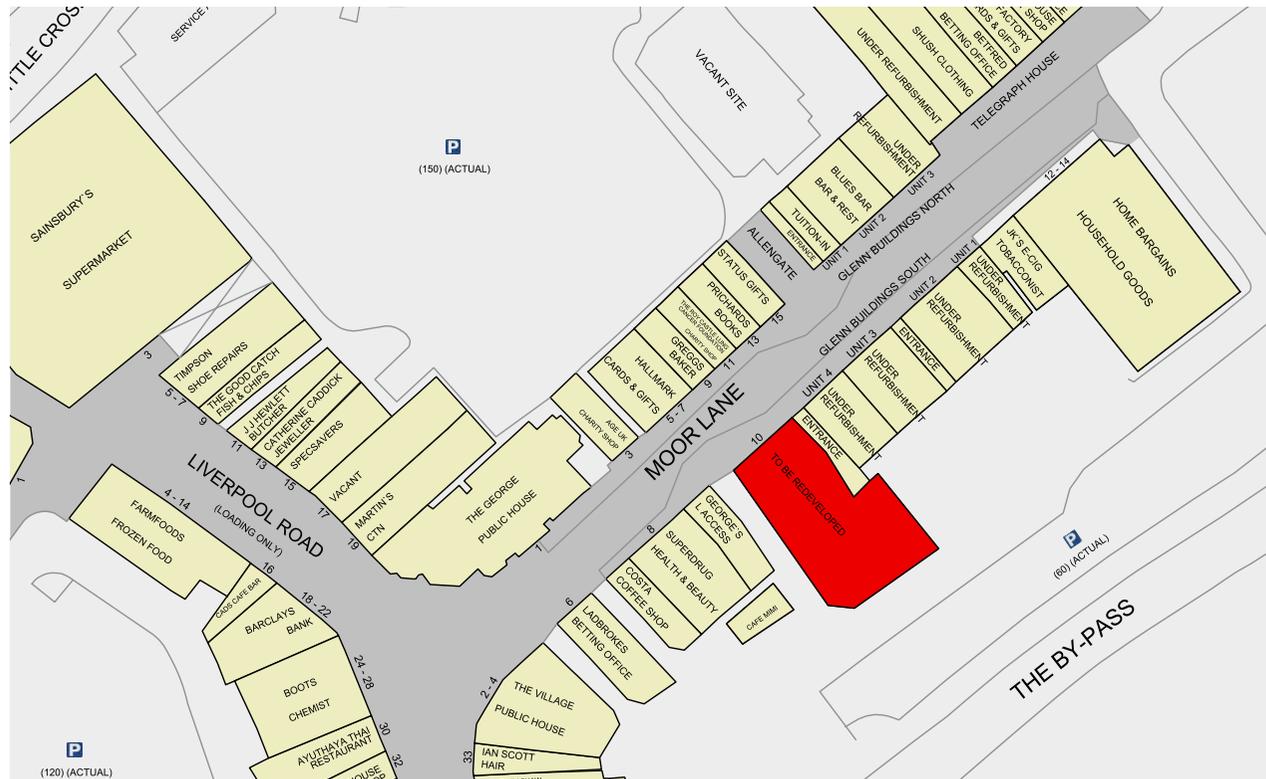
The town serves a large local population and the area is well serviced via three railway stations: Blundellsands, Hall Road and Waterloo providing regular transport to Southport and Liverpool City Centre. The town also benefits from regular bus links throughout Merseyside.

## Retailing In Crosby

Retailing in Crosby is focused around two pedestrianised streets, Liverpool Road and Moor Lane with retail occupiers including Sainsbury's, Boots, Barclays Bank, Farmfoods, Superdrug and Home Bargains. Crosby Village is a bustling community, offering a mix of independent retailers and brand names.

The subject premises are located fronting Moor Lane in close proximity to the town's main car parks providing 330 spaces, Home Bargains and the newly developed McCarthy and Stone residential development.

St Modwen are currently undertaking a comprehensive refurbishment of the Glenn Buildings North and South to provide larger, more desirable retail and leisure space.



## Availability

Newly developed Retail and Leisure units available to let ranging from **2,330 sq.ft - 9,770 sq.ft** (216.53 sq.m - 907.66 sq.m)

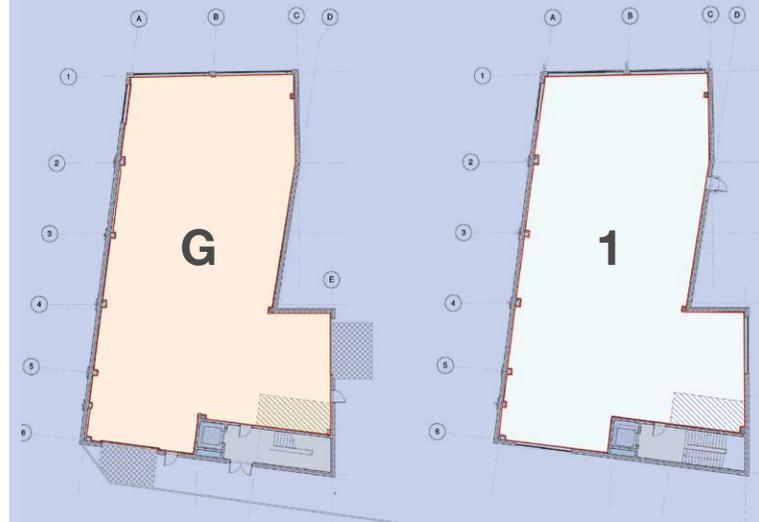
A1-A3 uses permitted subject to Landlord consent.

The Ground floor has the potential to be split if required to create two individual units with first floor ancillary if required.

The First Floor can also be let in isolation and benefits from a self contained entrance fronting the the car park.

Area	Size		Rent
	sq.m	sq.ft	
Ground	453.87	4,885	£78,500
First	453.87	4,885	£52,500

Frontage to Moor Lane



Proposed Ground Floor plans

Proposed First Floor plans

### Leases

All new units are available by way of a new lease on effectively full repairing and insuring basis for a term of years to be agreed.

### Rates

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

### Energy Performance Certificate

Energy Performance Certificates will be provided on completion of the development.

### Service Charge

A service charge will be payable. Further information is available upon request.

### VAT & Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Each party to be responsible for their own legal costs incurred in any transaction.

### About St Modwen

St. Modwen, the UK's leading regeneration specialist, is the owner and manager of Crosby Village Centre and is committed to supporting the long-term growth of the centre and its surrounding areas.



**Lambert Smith Hampton**  
0161 228 6411

Viewings strictly by prior appointment with Lambert Smith Hampton.

For further information please contact:

**Russell McGill**  
E: [rmcgill@lsh.co.uk](mailto:rmcgill@lsh.co.uk)  
T: 0161 242 8072

**Jonathan Thompson**  
E: [jthompson@lsh.co.uk](mailto:jthompson@lsh.co.uk)  
T: 0161 242 6006

DISCLAIMER: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any resale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. © Lambert Smith Hampton

