

TO LET

- ✓ Ground floor retail unit and store
- ✓ Suitable for a variety of uses eg taxi office etc
- ✓ Approximately 157,072 passenger movements annually
- ✓ Available immediately
- ✓ Mossley Hill Station is in the suburbs of Liverpool
- ✓ Within a 10 minute walk of Sudley House

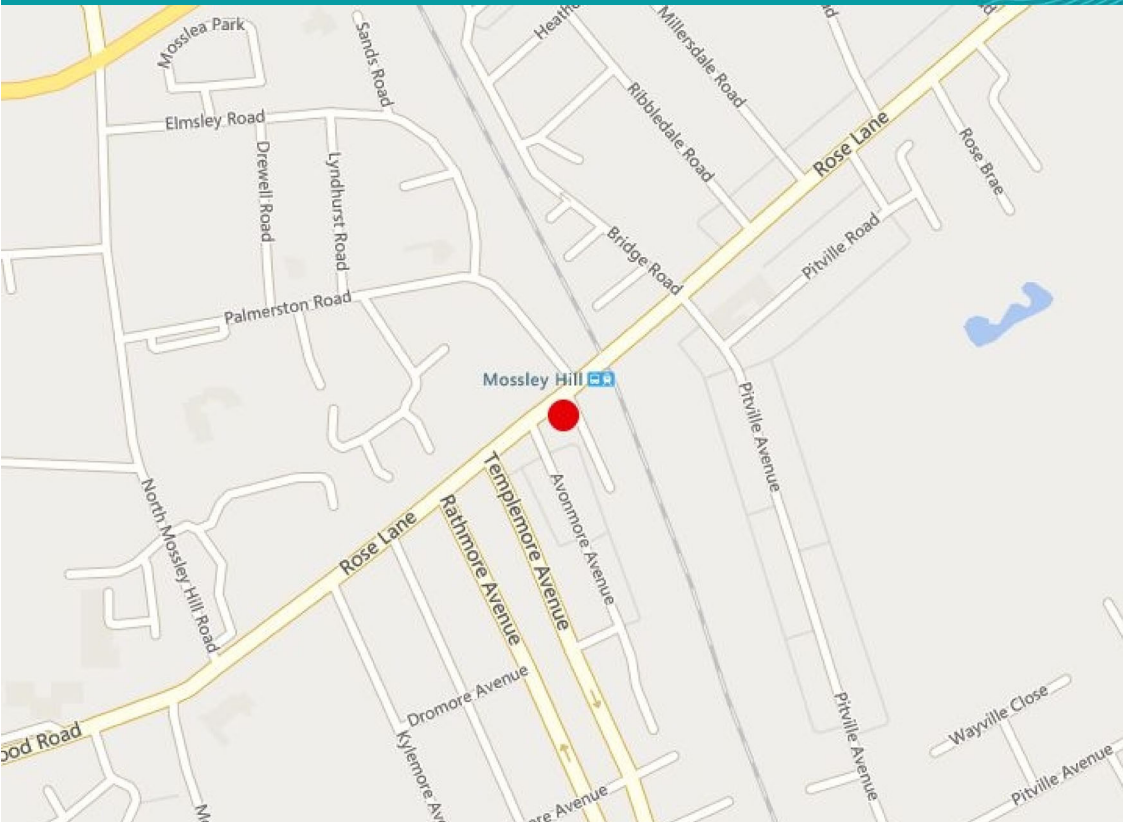


Mossley Hill Station, Rose Lane, Liverpool L18 8AG

Commercial Opportunity

268 Sq Ft
(25 Sq M)

Mossley Hill Station, Rose Lane, Liverpool L18 8AG



DESCRIPTION

On behalf of Northern, the unit is located at the entrance of the main station buildings, with good visibility onto Rose Lane. The accommodation comprises a single room with a separate store.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Retail Unit	150	14
Store	118	11
Total	268	25

EPC

The property has an EPC rating of D (100)

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.

LOCATION

Mossley Hill Railway Station is located within the suburbs of Liverpool. Northern operate trains on the Liverpool to Manchester line every half-hour and eastbound trains run to Warrington Central. The station is also served by local bus routes. Mossley Hill has a fully staffed ticket office and ramped access is available.

RENT

The Landlord is seeking a rental offer based on a % of turnover subject to a minimum guaranteed rent.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

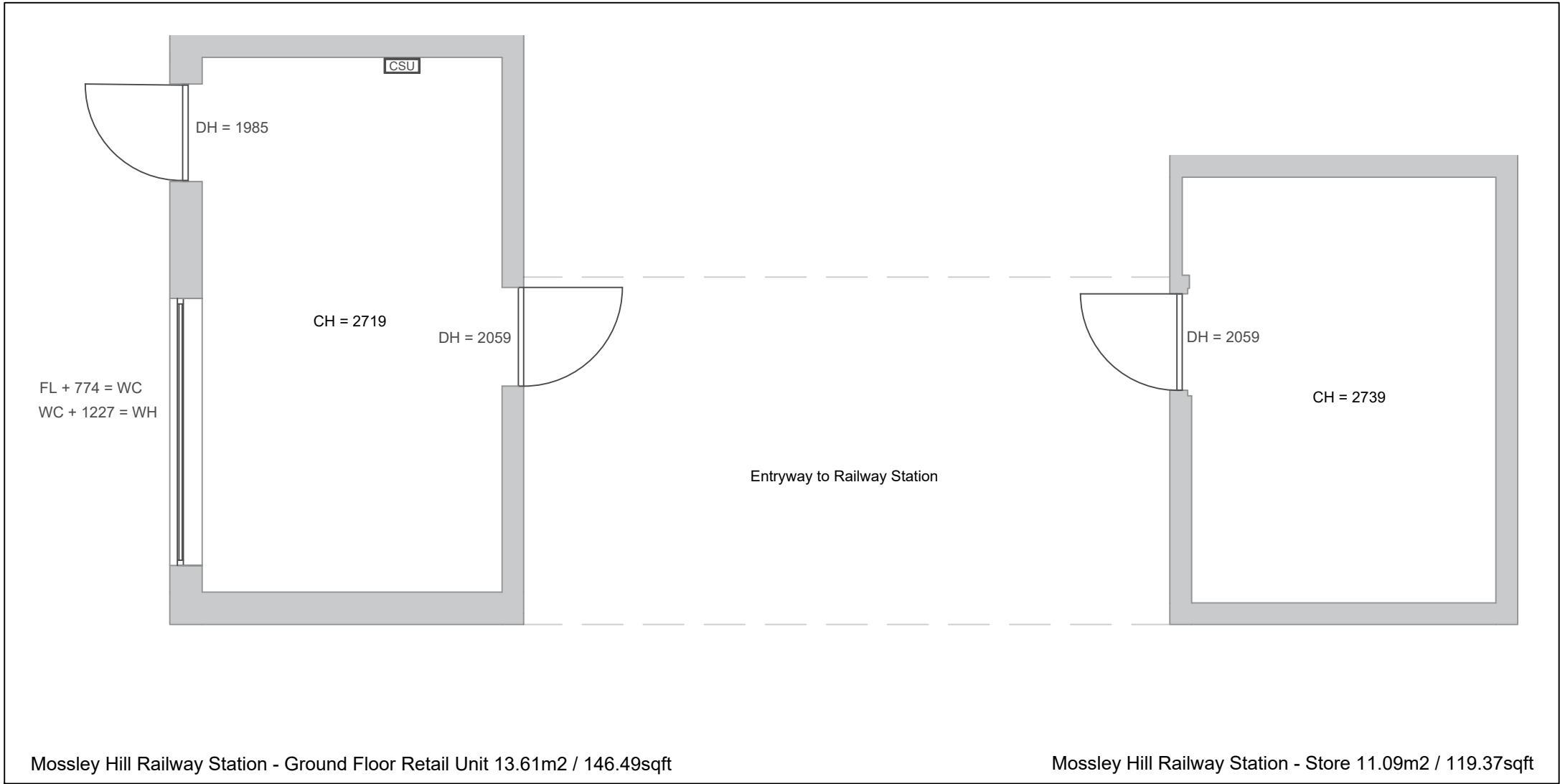


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Key

- FL Floor Level
- CH Ceiling Height
- WC Window Cill
- WH Window Head
- DH Door Height
- CSU Consumer Unit



REVISIONS				DATE
FEASIBILITY STUDY	FS	☐	TENDER ISSUE	TI ☐
BUILDING WARRANT	BW	☐	CONSTRUCTION ISSUE	CON ☐
PLANNING APPROVAL	PA	☐	AS BUILT	AB ☐

Lambert
Smith
Hampton

Project & Building Consultancy
Newcastle

PROJECT		
CBN3408: Northern Rail Measured Surveys		
CLIENT		
Northern Railways Limited		
DRWG. TITLE		
Mossley Hill Railway Station - Ground Floor Retail Unit and Store		
DRAWN BY	CHECKED BY	DATE
AS	ABC	March 2026
DRWG.NR.		SCALE AT A3
CBN3408_005		1:50 @ A3

