

EXCITING NEW RETAIL OPPORTUNITY IN A PRIME AINTREE LOCATION

45 ORMSKIRK ROAD, AINTREE, LIVERPOOL, L9 5AF



TO LET - 20,000 SQ FT ON A SITE OF 1.38 ACRES

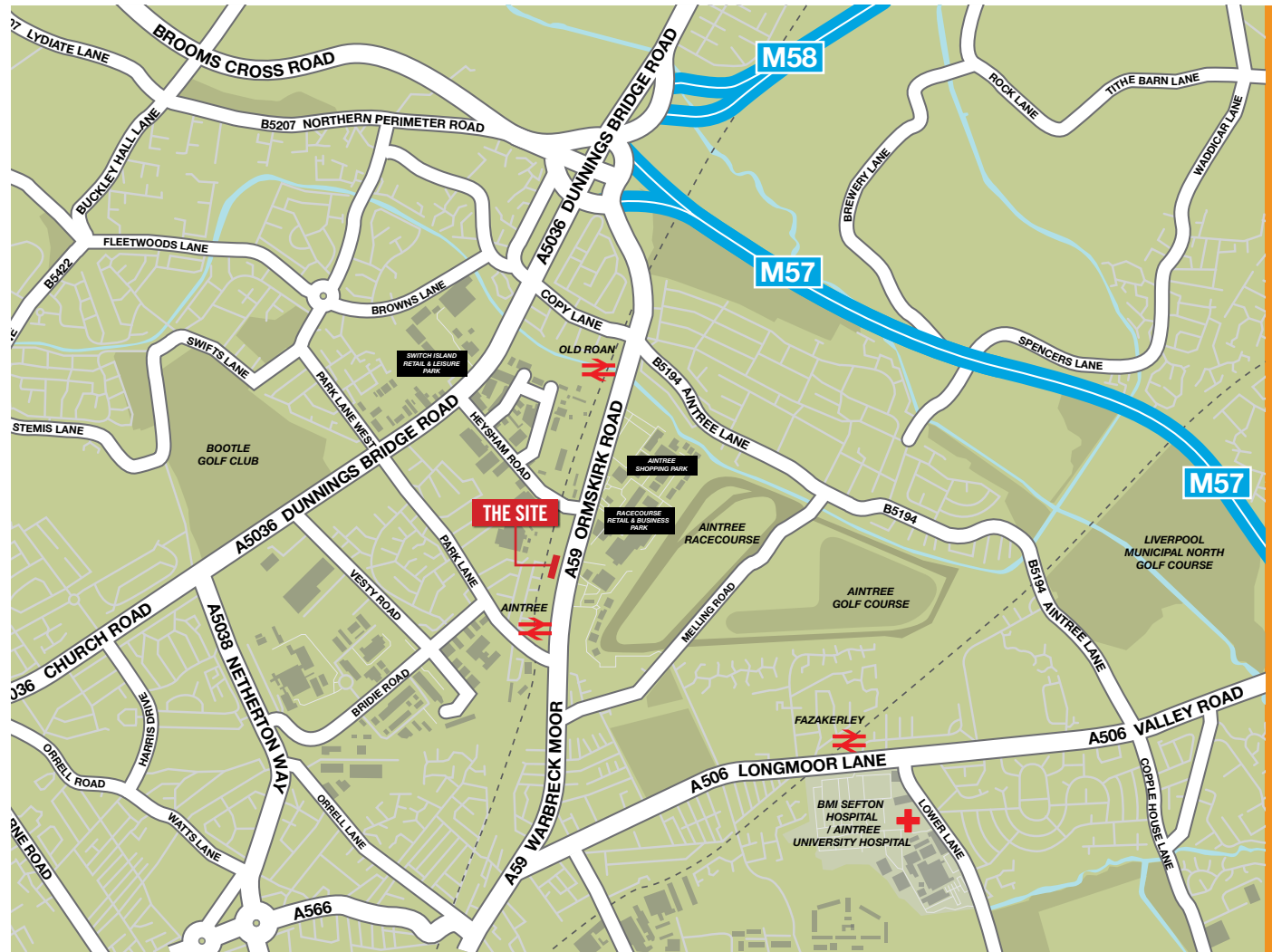
ENTER

LOCATION

The site is prominently located on the A59, a main arterial route into and out of Liverpool. It is situated adjacent to Bathstore and Wren kitchens & bathrooms, and opposite the internationally famous Aintree Racecourse and thriving Racecourse Retail & Business Park. Retailers include, Currys/PC World, Next, Carpetright, Homebase, American Golf and numerous fast food/ restaurant operators.

The site enjoys fast access to motorway networks being just minutes from Switch Island where the M58 and M57 motorways terminate. The two motorways provide fast access to the M6 and M62, and from there the wider motorway network.

THE SITE ENJOYS FAST ACCESS TO MOTORWAY NETWORKS.



HOME

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Aintree Shopping Park

Racecourse Retail & Business Park

A59 Ormskirk Road

The Site

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THE OPPORTUNITY

Our client is in the process of applying for planning permission for a new development of 20,000 sq ft units on a site of 1.38 acres (0.59 Ha). The site has an extensive frontage to Ormskirk Road, which will give prominent roadside visibility to all four units. The exact specifications of the individual units can be tailored to the ingoing tenants' requirements. Each unit will benefit from onsite private car parking.



20,000 SQ FT OF NEW BUILD

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A59 ORMSKIRK ROAD

INDICATIVE PLANS, OTHER OPTIONS AVAILABLE

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TENURE

The units are to be available by way of a new FRI lease on terms to be agreed. Alternatively, consideration may be given to an outright sale of the units or the site in its entirety.

TERMS

Upon application.

RATES

The units are yet to be assessed.

CONTACT

If you require any further information, please do not hesitate to contact the sole agent:

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Dan Oliver 0151 236 2485 dan@emanueloliver.com



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