

TO LET

Retail

**Lambert
Smith
Hampton**

Commercial Opportunity

Sandhills Railway Station , Sandhills Lane, Liverpool L5 3TX



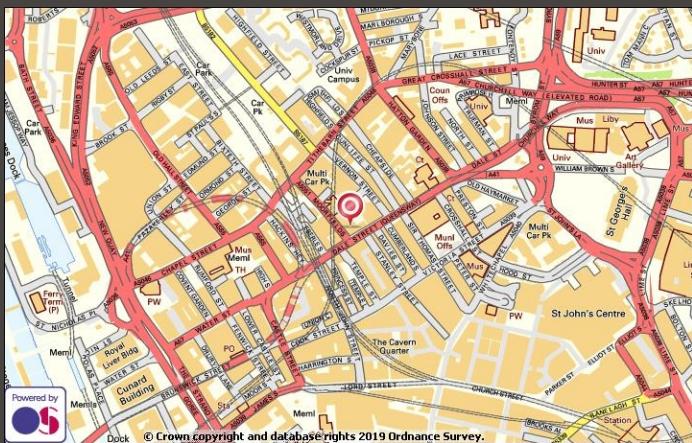
Approx 150 Sq Ft (13.94 Sq M)

- ✓ Prominent waiting room position on island platform
- ✓ Suitable for retail or catering use
- ✓ Only trading outlet on station
- ✓ Approximately 4,062 passenger movements daily



Sandhills Railway Station , Sandhills Lane, Liverpool, Merseyside

L5 3TX



LOCATION

Sandhills Station is the first stop from Liverpool Moorfields Station on the Northern Line from Liverpool to Southport, Ormskirk and Kirkby.

DESCRIPTION

On behalf of Merseyrail. There is no other staffed retail or catering on the station and an opportunity exists for space extending to approximately 150 sq ft to be taken within one of the waiting rooms for use as a retail/catering kiosk.

Subject to the business case been satisfied, the 'shell' of the kiosk will be provided by and at the cost of Merseyrail, this to include utility supply connections.

The exact dimensions of the proposed kiosk are to be agreed with the successful applicant.

KEY FEATURES

- Prominent waiting room position on island platform
- Suitable for retail or catering use
- Only trading outlet on station
- Approximately 4,062 passenger movements daily

VAT

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

LEGAL COSTS

The Tenant to contribute towards the landlords reasonable solicitors costs.

BUSINESS RATES

Please consult directly with the Valuation Office Agency.

RENT

The Landlord is seeking a rental offer based on % turnover subject to a Minimum Guaranteed Rent.

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.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

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