



TO LET

**M** UNIT 3

Daysbrook Retail Parade  
Liverpool  
L12 4YF

Occupiers Include  
**Ladbrokes**  
**GoLocal**  
MELWOOD PHARMACY  
YANG SING FISH & CHIPS

### LOCATION

Deysbrook is a densely populated residential area in the West Derby district of Liverpool. Deysbrook Retail Parade is a modern neighbourhood scheme approximately 5½ miles north east of the city centre with occupiers including Ladbrokes, Go Local, Yang Sing Fish & Chips, Melwood Pharmacy and Luxe Nails. A 56,000 sq ft Tesco superstore is diagonally opposite.

### DESCRIPTION

The subject property is an end terrace retail unit planned on ground floor only, situated in a modern neighbourhood parade with free onsite parking in a densely populated residential area.

### UNIT SIZE

Total Area: 728 sq.ft (67.6 sq.m)

### RENT

£21,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

### BUSINESS RATES

Rateable Value £13,750 with effect from 1 April 2026.

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £3,769 + VAT.

Insurance: £205 + VAT.

### ENERGY PERFORMANCE

The property has a rating in Band C (72). Further information available on request.

### PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



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Retail Units On-Site



5,779 sq.ft

Total Area



What Three Words  
narrow.handed.items



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**Viewing**  
Strictly via prior appointment  
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