

**fisher  
german**

# 38 Chapel Lane

Formby, L37 4DR

Leasehold  
Use Class: E

2,222 sq ft (206.42 sq m)



**To Let** | £40,000 per annum





## Key information



**Price**  
£40,000 (per annum)



**Rateable value**  
£24,750



**EPC rating**  
TBC

## Description

The property is currently configured as a bank which provides a customer area to the front, including a reception, waiting area and meeting rooms. Staff areas are located behind the counter and ancillary office space to the first floor as well as WC facilities.

## Amenities



24/7



Rail Links



Town Centre  
Location



Footfall  
High Street

## Location

The property is located in Formby, an affluent town in Sefton, North Merseyside. The property is positioned on the corner of Chapel Lane and Three Tuns Lane, giving the property excellent exposure to passing traffic and footfall.

Chapel Lane is the main high street in Formby and is home to an eclectic mix of occupiers, including local and national retailers, food and beverage operators and other commercial users. Waitrose is located on the opposite side of Three Tuns Lane and the car park is used by people visiting the locality, generating additional footfall for the subject property.

Address: 38 Chapel Lane, Formby, L37 4DR

What3words: [///voted.scores.only](#)

### Locations

Southport: 8 miles

Ormskirk: 9 miles

Liverpool: 14 miles

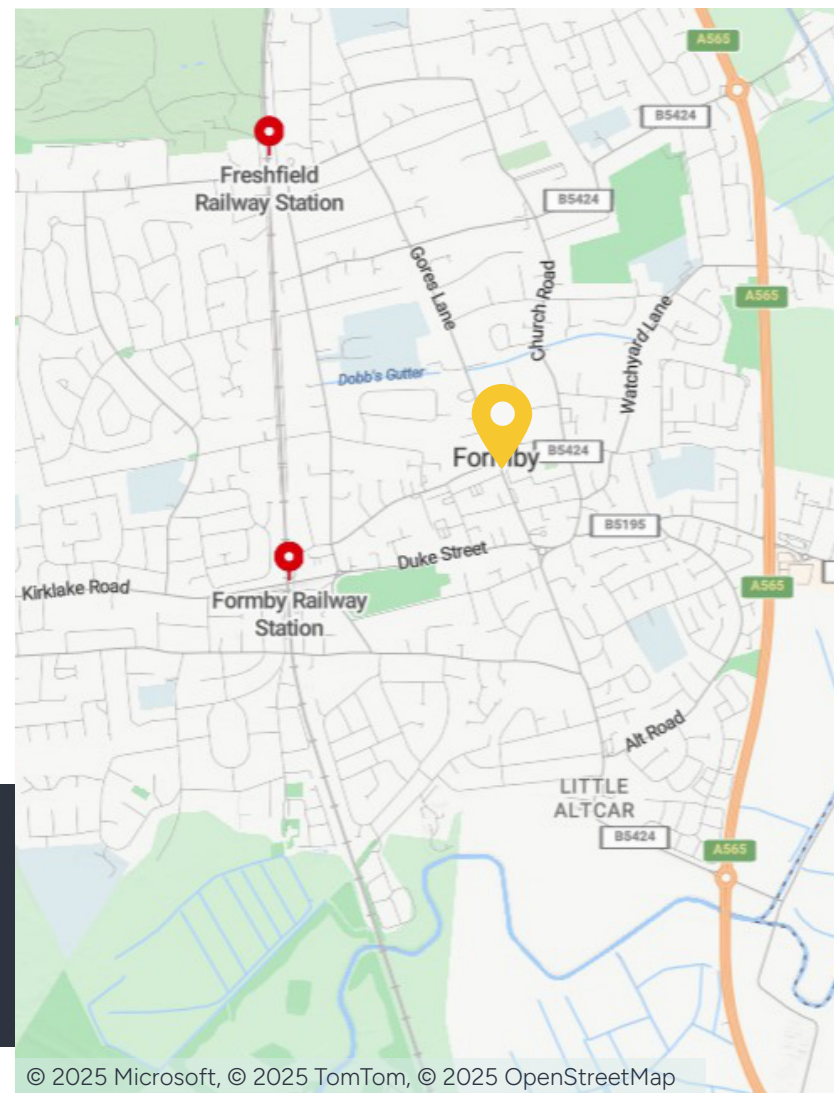
### Nearest station

Formby Train Station: 0.8 mile

Freshfield Train Station: 1 mile

### Nearest airport

Liverpool John Lennon: 20 miles





## Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Floor Retail	1,283	119.23
First Floor Office / Ancillary	939	87.20
Total	2,222	206.42



## Further information

### Rent

£40,000 per annum.

### Tenure

Leasehold.

### Lease Terms

The accommodation is available to let on a new full repairing and insuring lease, terms to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority. The current Rateable Value is £24,750.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.





## Further information

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is to be confirmed.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Adam Fleming**

0151 242 1095

[adam.fleming@fishergerman.co.uk](mailto:adam.fleming@fishergerman.co.uk)



**Erica Saxon**

0151 242 8960

[erica.saxon@fishergerman.co.uk](mailto:erica.saxon@fishergerman.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2025. Photographs dated June 2024.



This brochure is fully recyclable