

TO LET BY INFORMAL TENDER

LOCK-UP SHOP

**6 The Crescent L20 0DX
(approx. 39 square metres GIA)**



Property and Strategic Asset Management
Magdalen House
30 Trinity Road
Bootle
L20 4NJ

Email: property.management@sefton.co.uk or Jayne.Acaster@sefton.gov.uk

Ref: PE2919/Asset 442

MISREPRESENTATION ACT 1967

Sefton Council, as Lessor, gives Notice that:

1. These particulars do not constitute any part of an offer or a contract.
2. All statements contained in these Particulars as to the premises are made without responsibility on the part of the Lessor.
3. None of the statements contained in these Particulars as to the premises are to be relied upon as statements or representations of fact.
4. Any interested party must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
5. The Lessor does not make or give, nor has any person in the employment of the Lessor, any authority to make or give any representations or warranty in relation to the premises.

6 THE CRESCENT, L20 0DX

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6 THE CRESCENT, L20 0DX

1.0 Introduction

- 1.1 Sefton Council invites annual rent offers for a 3 or 5-year lease of a lock up shop unit at 6 The Crescent.
- 1.2 The property comprises a lock-up unit (approx. 39 sq.m.GIA/ Net Internal floor area 33.9 sq. metres on the VOA Rating Assessment) in the centre of an established parade of local shops. Road-side parking is available outside the property.
- 1.3 The shop is being offered to let on a lease for a lease-term of 3 or 5 years with the tenant being responsible for internal repairs, internal maintenance and insurance.

2.0 Location

- 2.1 The unit is in a prominent position in a small retail parade of shops. Neighbouring shops include a convenience store, hair salon, pharmacy, and a hot food takeaway.
- 2.2 Enjoying a level of passing traffic and within an established residential neighbourhood, this unit presents an excellent opportunity for a new or established business to prosper.
- 2.2 The location of the unit is shown on Location Plan in Appendix A.

3.0 Description

- 3.1 The property is a retail unit on the ground floor of a two-storey building and comprises a single room, store and WC, with a small, gated yard at the rear. The current Rateable Value for the property is £3,000 - 1 April 2023 assessment. The rateable value will be £3,300 from 1 April 2026.
- 3.2 The shop has an electric roller shutter to the front and a manual shutter at the rear.
- 3.3 Most recently used for the sale of children's clothing, the shop is suitable for a variety of uses (subject to Council Approval and Planning).
- 3.4 Electricity and water are available at the premises and will be subject to Tenant's own meter reads. Interested parties are recommended to carry out their own inspection and make the necessary checks to verify the position directly with the utility provider. EPC Assessment rating Band D – EPC see Appendix B.
- 3.5 The premises are available to view on Tuesdays by appointment with Jayne Acaster, Senior Surveyor, who can be contacted at:

Jayne.Acaster@sefton.gov.uk or property.management@sefton.gov.uk

Viewings are scheduled for:

Tuesday January 27th 12:00 – 12:30
Tuesday February 3rd 10:00 – 10:30
Tuesday February 10th 14:00-14:30

Please email to confirm your attendance, with your address and a contact phone number.

4.0 Planning

4.1 The premises lie within an area that is allocated as primarily residential. Consideration will be given to tenders for alternative uses for which planning permission may be required. Note that changes to signage will require prior written consent from the Council as landlord and separately as the local planning authority.

5.0 Services and Premises Investigations

5.1 Prospective tenderers should make their own investigations, enquiries and searches regarding the availability of utility services etc together with all other matters affecting the premises in order to establish that they are suitable for the intended use.

5.2 Upon submission of a tender to lease the premises, the submitting party is deemed to have full knowledge of all the facts relating to the premises and, in addition, will have the responsibility of having already satisfied himself/herself as to the availability of any necessary finance prior to submitting a rental offer.

5.3 Please contact the Business Rates section on 0151 934 4360 for details of any rate relief that may be applicable to this property (note that small businesses may be charged a lower rate).

5.4 The ingoing tenant will be responsible for the payment of all outgoings associated with the premises plus buildings and contents insurance.

6.0 Terms and Conditions for Lease

6.1 The premises shall be as shown edged red on the Location Plan at Appendix A.

6.2 The Lease will be for a term of 3 or 5 years commencing from a date to be agreed.

6.3 The Lease will be a standard business tenancy with protection under the Landlord and Tenant Act 1954, Part II.

6.4 The rent offered to the Council will be payable quarterly in advance, exclusive of VAT and all other outgoings. Note that the Council has NOT elected to charge VAT on the rent at this property.

- 6.5 The Tenant will be responsible for the payment of rent, VAT, business rates, insurances, taxes and any other outgoings that may be levied in respect of the premises.
- 6.6 The premises will be used only for purposes approved by the Council as the Landlord owner and, separately, as the Planning Authority.
- 6.7 The Tenant will be responsible for keeping the premises, with the exception of the roof, load-bearing walls and other main structures in good repair to the Council's reasonable satisfaction, throughout the period of the Lease. Note that the property does not have a security alarm and has electrical key operated/ manually operated roller-shutters to the shop frontage and the rear door.
- 6.8 The Tenant must keep the premises in a clean and tidy condition. Upon termination of the Lease the Tenant will surrender the premises in no worse condition than at commencement, to be evidenced by a photographic Schedule of Condition entered into between the parties. Upon lease expiry, the Tenant will be responsible for the removal of all approved signs, additions and structures erected on the premises, if required to do so by the Council. No alterations can be undertaken without prior written consent from the Landlord.
- 6.9 The Tenant shall paint the premises internally and externally at least once during the term of the Lease, and prior to the termination of the Lease. The paint scheme shall be agreed with the Council prior to commencement of painting.
- 6.10 The parties to the Lease shall agree an Inventory upon commencement of the Lease detailing any fixtures and fittings. Inventory (if required) will be annexed to the Lease.
- 6.11 The Tenant shall be responsible for the security of the premises and any items stored therein.
- 6.12 The Tenant will indemnify the Council against all costs, claims, damages etc arising out of the use and occupation of the premises and shall provide evidence of such Third Party and Public Liability insurance cover upon demand.
- 6.13 The Tenant will be responsible for buildings insurance for the full reinstatement value of the premises and shall provide evidence of such insurance cover on demand.
- 6.14 The Tenant will ensure that no nuisance or annoyance is caused to adjoining owners, tenants, or occupiers.
- 6.15 The Tenant must provide the Council with two contact names, postal addresses, email addresses and telephone numbers in case of emergencies.
- 6.16 The Lease shall be personal to the Lessee (Tenant) and shall not be capable of assignment or sub-letting without Council consent, consent not to be unreasonably withheld.

- 6.17 The Tenant will be responsible for obtaining all necessary Statutory Approvals in connection with the use of the premises.
- 6.18 The Council will ensure statutory compliance at handover but thereafter it will be the responsibility of the Tenant. The Tenant will be responsible for electricity, any alarm, the roller shutter doors and any emergency lighting, and to provide evidence of such certification to the Council upon renewal and on demand.
- 6.19 The Tenant must comply with all Statutory Regulations, Acts and Health and Safety Legislation in connection with the occupation and use of the premises.
- 6.20 The Tenant shall not be permitted to erect any signage without the prior written consent of the Council as Landlord and Planning Authority.
- 6.21 No alterations can be undertaken without prior written consent from the Landlord.
- 6.22 All other terms and conditions as contained in a Lease to be prepared by the Chief Legal and Democratic Officer.

7.0 Costs

- 7.1 The ingoing Tenant must pay the Council's professional fees, as follows:
 - Surveyors Fees - £648
 - Legal Fees - £648 for preparation of the legal documentation

8.0 Submitting a Tender

- 8.1 The Council invites tenders for a Lease period of 3 or 5 years for the lock up shop unit at 6 The Crescent, L20 0DX.
- 8.2 Tenderers are invited to fully complete the Tender Form which is incorporated in this document, and which must be returned by email only to Jayne.Acaster@sefton.gov.uk not later than **12 Noon on Friday 20th February 2026**.

**The title of the e-mail must be:
'Tender Submission Confidential – 6 The Crescent'**

- (a) Only offers of fixed specific amounts will be considered.
- (b) The Council does not undertake to accept the highest or any offer.
- (c) The Council by the issue of these Particulars of Tender and the receipt of any and every tender pursuant thereto, declare that it is not the intention to enter into a legal relationship with or accept any contractual or other duties towards any tenderer and these Particulars of Tender and any such tender received pursuant thereto are merely an Invitation to Treat.
- (d) Upon the submission of an offer the tenderer will be deemed to have full knowledge of all the facts relating to the property.

- (e) Tenders delivered after the stipulated closing date and time, will not be considered.
- (f) The Council will only accept offers submitted on the attached Tender Form and any side letters or offer letters will not be considered.
- (g) The Council will, under no circumstances, be responsible for the payment of any surveyors, agents or solicitors' fees or commissions.

9.0 Additional Information & Viewing

- 9.1 If you have any questions in relation to the submission of your Tender please contact Jayne Acaster by e-mail at Jayne.Acaster@sefton.gov.uk .
- 9.2 Inspection of the premises is by appointment only on Tuesdays. The following viewings are scheduled:

Tuesday January 27th 12:00 – 12:30

Tuesday February 3rd 10:00 – 10:30

Tuesday February 10th 14:00-14:30

Please email Jayne.Acaster@sefton.gov.uk with your address and a phone number if you intend to attend a viewing.

If she is not available, you can contact: property.management@sefton.gov.uk.

10.0 Freedom of Information Act 2000

- 10.1 Under the provisions of the Freedom of Information Act 2000, it may be a requirement for the Council to divulge information to third parties.

11.0 Form of Tender

- 11.1 All tenders must be submitted on the Council's standard form of tender – please refer to the Tender Form at Appendix C.

Appendix A - Plan

6 The Crescent, L20 0DX – edged-red on Plan



Appendix B – Energy Performance Certificate

Energy Performance Certificate

Non-Domestic Building

HM Government

6 The Crescent
BOOTLE
L20 0DX

Certificate Reference Number:

0120-0031-9549-8897-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

81

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	44
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	94.73
Primary energy use (kWh/m ² per year):	560.33

Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

67

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	iSBEM v5.6.a using calculation engine SBEM v5.6.a.1
Property Reference:	284530890000
Assessor Name:	Stephen Edwards
Assessor Number:	EES/018407
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Go Property Reports
Employer/Trading Address:	Peel House, Peel Road, Pimbo, Skelmersdale, Lancashire, WN8 9PT
Issue Date:	02 Apr 2019
Valid Until:	01 Apr 2029 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0970-2953-0441-9180-0080.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Appendix C - TENDER FORM

LOCK UP SHOP AT 6 THE CRESCENT L20 0DX

Name/Company:

Address:

.....

Telephone Number:

Mobile Number:

E-Mail:

Hereby Offer the Sum Of £ **Per Annum (In Figures)**

.....

..... **Per Annum (In Words)**

For A Lease of Lock up Shop at 6 The Crescent, L20 0DX

For a Term of **Years (Enter 3 or 5 Years Being Tendered For).**

Referees - Names and addresses of two persons who can refer to your Financial, Personal or Business Status. In addition, please supply the name and address of your Bank, Including details of Sort Code and Account Number. The Council will approach them for a Bank Reference:

1. Referee:

.....

.....

2. Referee:

.....

.....

3. Bank Details:

Bank Name:

Sort Code:

Account Number:

Account Holder(s):

Signature:

Date:

The Council Does Not Bind Itself to Accept the Highest or Any Tender. Only Offers of Fixed Specific Amounts Will be Considered.

Tender Forms and Supporting Information to be Returned by email to:

Jayne.Acaster@sefton.gov.uk by 12 Noon on Friday 20th February 2026.

The subject line in your email must say – “Tender Submission Confidential – 6 The Crescent”