

TO LET

GROUND FLOOR RETAIL UNIT

117 ALLERTON ROAD
LIVERPOOL, L18 2DD



LOCATION

Allerton Road is a busy district centre of Liverpool and approximately 5 miles south of the city centre. Occupiers in the immediate vicinity are a mixture of local and multiple retailers including Costa Coffee, The Other Place Deli, Barbara Daley Hairdressing, Barclays Bank, Subway and Martins Newsagents. The property is located on the easterly side of Allerton Road.

DESCRIPTION

The property is arranged at ground floor and comprises of a mid terrace property of traditional brick construction under a tiled covered pitch roof. The premises benefits from lay-by parking immediately outside and a small yard to the rear accessed via an alley gate.

ACCOMMODATION

From onsite check measurements the following floor areas have been calculated:-

Ground Floor Sales Area	29.44 sq m	(317 sq ft)
Ground Floor ITZA	26.01	(280 units)
Rear Store	22.52 sq m	(242 sq ft)
Cold Room	5.93 sq m	(64 sqft)

LEASE

Available by way of a new lease, drafted on a tenant's full repairing and insuring terms for a term to be agreed.

RENT

£15,000 per annum exclusive, subject to 5 yearly upward only rent reviews.

BUSINESS RATES

Rateable Value: £10,250.

EPC

Energy Performance Certificate Number: 9605-3030-0193-0490-3901

Energy Performance Asset Rating: E-113

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or John Barker, Hitchcock Wright & Partners. Ref: MRK/JCB.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: mattkerrigan@hwandp.co.uk

johnbarker@hwandp.co.uk

Subject to Contract

Details Updated NOVEMBER 2011

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

www.hitchcockwright.co.uk

Hitchcock Wright
CHARTERED SURVEYORS & Partners
0151 227 3400
www.hitchcockwright.co.uk

117 ALLERTON ROAD, LIVERPOOL, L18 2DD

