

SHOP TO LET

24 ALMONDS GREEN, WEST DERBY
LIVERPOOL, L12 5HS



LOCATION / DESCRIPTION

A prominent corner retail unit to let, forming part of a modern parade on Almonds Green, close to its junction with Meadow Lane and diagonally opposite the Co-op Convenience Store. Other occupiers within the immediate area include Village Flowers, Reeds Rains Estate Agents, Reushie Coffee, Empire Hair, Sutton Kersh Estate Agents and Northwood Estate Agents. West Derby village provides an attractive location for retailers supporting the surrounding sought after residential area.

ACCOMMODATION

Modern shop unit with clear sales accommodation benefitting from electric roller shutters, timber frame shop front, staff facilities at the rear and service yard/staff car park.

From on-site check measurements the following dimensions and areas have been calculated in accordance with RICS Guidelines:

Internal Width	5.62 m	(17'25")
narrowing to	4.24 m	(13'90")
Ground Floor Sales	58.70 sq m	(632 sq ft) approx.

LEASE

A new lease drafted on tenant's full repairing and insuring terms for a period of 5 years or longer, subject to negotiation.

RENT

£9,000 per annum exclusive, payable quarterly in advance.

BUSINESS RATES

We are advised that the retail unit has been assessed for rating purposes as follows:-

Rateable Value £8,200

EPC

EPC Certificate Reference Number: 0040 -0149-1309-3576-3006
Energy Performance Asset Rating: D-81

LEGAL COSTS

Each party to be responsible for their own legal and surveyors costs incurred in connection with the transaction 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 John Barker or Matt Kerrigan, Hitchcock Wright & Partners. Ref: JCB/MRK.

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Subject to Contract

Details Prepared SEPTEMBER 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.

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