

SHOP TO LET (MAY SELL)

64 COUNTY ROAD
LIVERPOOL, L4 3QL



LOCATION / DESCRIPTION

The subject premises occupy a prominent corner position fronting County Road (A59) at the junction with Andrew Street, approximately three miles north of Liverpool City Centre. This busy retail location remains popular with national and local traders. Nearby retailers include Home Bargains, Heron Frozen Foods, H&T Pawnbrokers, Bet Fred, Eric Milton Pawnbrokers and KFC

ACCOMMODATION

The accommodation is regular in shape and is arranged at ground and first floor having the following approximate floor areas.

Internal Width	4.72 m	(15'6")
Maximun Sales Depth	13.61 m	(44'8")
Ground Floor Sales	63.67 sq m	(685 sq ft)
Ground Floor Store	1.60 sq m	(14 sq ft)
First Floor Store	56.92 sq m	(612 sq ft)

All measurements are approximately and net of circulation space and toilet accommodation.

LEASE

The premises are available by way of a new lease drafted of full repairing and insuring terms for a term to be agreed.

RENT

£12,250 per annum.

PURCHASE

The landlord will consider a sale of the freehold and is seeking offers in the region of £155,000. Included within a freehold sale will be the second floor flat which is currently let on an assured shorthold tenancy producing £350 per month.

BUSINESS RATES

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

Rateable Value £9,300

EPC

An EPC has been commissioned.

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 Matt Kerrigan or John Barker, Hitchcock Wright & Partners. Ref: MRK/JCB.

Tel. No. (0151) 227 3400

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Subject to Contract

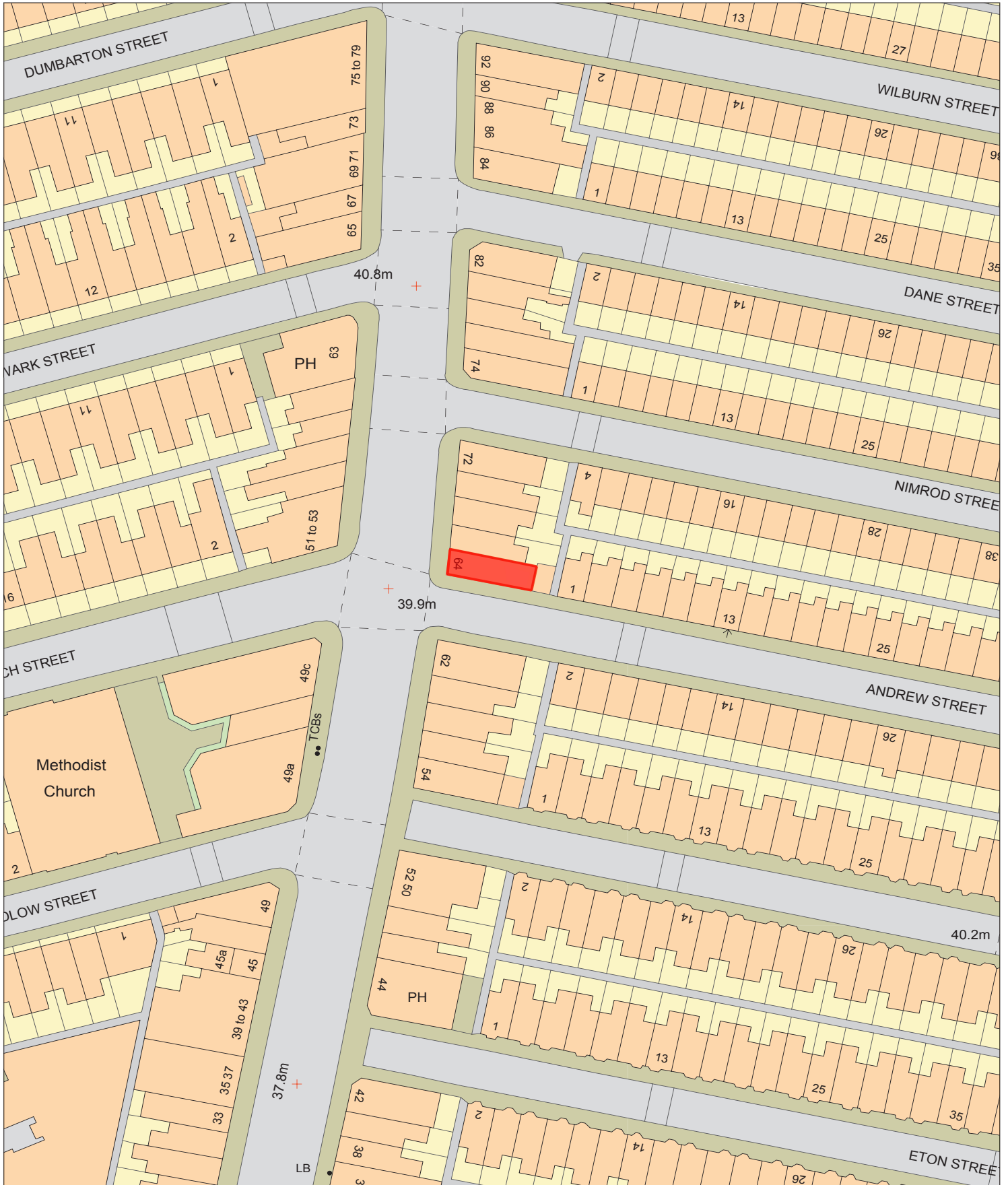
Details Prepared AUGUST 2011

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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