

# NEW RETAIL UNIT TO LET

## 306-318 KENSINGTON, (adjacent to Lidl)

### LIVERPOOL, L7 2RN



#### LOCATION & DESCRIPTION

Kensington (A57) is a busy thoroughfare carrying a substantial level of traffic and between the city centre and the eastern populations leading to Old Swan. The Royal Liverpool University Hospital is within close reach and the Kensington area is benefitting from substantial regeneration including the adjoining site currently under construction.

The property is located on the south side of Kensington at its junction with Beech Street and Sheil Road, comprising a Lidl supermarket, 92 space car park and a McDonald's Drive Thru with associated car parking. The unit to let is rectangular in shape forming part of the Lidl store building and will be provided with a fully glazed shop front and ready for early occupation including suspended ceiling, fluorescent lighting, prepared walls, tiled floor finish and staff welfare facilities.

#### FLOOR AREA

The premises have gross frontage 17 metres (56 feet)

Gross internal area 335m<sup>2</sup> (3,605 sq ft approximately)

\* Within which the staff welfare accommodation is to be constructed.

#### TENURE

The premises are available by way of a new lease granted on effectively full repairing and insuring terms for a period to be agreed.

#### RENT

Initial rent £25,000 per annum exclusive subject to the 5 yearly rent review provisions of the lease.

#### INCENTIVES

Consideration will be given to either flexible lease terms or incentives by way of rent free period and/or reduced rent granted to the ingoing tenant subject to status and negotiations.

#### EPC

An EPC has been commissioned details available upon request.

#### PLANNING

We are advised that the premises have open A1 planning consent for retail.

#### UNIFORM BUSINESS RATES

The premises have yet to be assessed for uniform business rates.

#### CAR PARKING

Of the 92 parking spaces 14 spaces in front of the unit can be dedicated. There is no restriction in the use of the other spaces on the development.

#### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Joel Lawson, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: [johnbarker@hwardp.co.uk](mailto:johnbarker@hwardp.co.uk)

[joellawson@hwardp.co.uk](mailto:joellawson@hwardp.co.uk)

Subject to Contract

Details Prepared MAY 2010



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](http://www.hitchcockwright.co.uk)

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

**0151 227 3400**

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

