

# RETAIL UNIT - TO LET

## FLEXIBLE LEASE TERMS

LANDSDOWNE WAY, HUYTON, LIVERPOOL L36 9YB



### LOCATION / DESCRIPTION

Huyton is a thriving town centre location boasting a mixture of national and multiple retailers including Boots, Superdrug, Home Bargains, Iceland and Costa Coffee. The premises are well located on Landsdowne Way, just off the prime retail pitch of Derby Road and are arranged at ground floor with the benefit of service access to the rear.

### ACCOMMODATION

The following approximate areas have been calculated in accordance with the RICS Code of Measuring Practice:

8 Landsdowne Way      54.25m2      581 sq ft

All measurements are net of circulation space and toilet accommodation.

### LEASE

The unit is available on flexible lease terms for a period to be agreed. The lease is to be excluded from the Landlord and Tenant Act 1954 as to security of tenure.

### RENT

8 Landsdowne Way      £15,000 per annum exclusive.

### BUSINESS RATES

We are advised that the premises have been assessed for rating purposes as follows:-

8 Landsdowne Way  
Rateable Value      £11,750.00  
Rates Payable 2011/2012      £5,087.75

### EPC

An EPC has been commissioned, further details available upon request.

### 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 John Barker or Helen Stewart, Hitchcock Wright & Partners. Ref: JCB/HES.

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Subject to Contract

Details Updated SEPT 2011

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# 8 LANDSDOWNE WAY, HUYTON

