

MALL UNITS - TO LET

FLEXIBLE LEASE TERMS

LANDSDOWNE WAY, HUYTON, LIVERPOOL L36



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 in 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	54.25m ²	581 sq ft
7 Landsdowne Way	60.5m ²	648 sq ft

All measurements are net of circulation space and toilet accommodation.

LEASE

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

RENT

£15,000 per annum exclusive.

BUSINESS RATES

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

7 Landsdowne Way

Rateable value: £15,750

Rates payable: £7,639

8 Landsdowne Way

Rateable value £14,750

Rates payable £7,095

EPC

7 Landsdowne Way

EPC Certificate Reference Number 0580-0738-4790-0890-9092

Energy Performance Asset Rating- C 68

8 Landsdowne Way

EPC Certificate 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 Joel Lawson or John Barker, Hitchcock Wright & Partners. Ref: JL/JCB.

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: joellawson@hwandp.co.uk

johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared February 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.



7 & 8 LANDSDOWNE WAY, HUYTON

