

# TO LET

101-103 LONDON ROAD  
LIVERPOOL, L3 8JA

REDUCED RENT



## LOCATION

The property is located on London Road within the prominent Arndale House. London Road is a busy shopping destination due to its accessibility by car and train, plus its close proximity to University Buildings and the Royal Liverpool Hospital. Nearby retailers include Tesco, T J Hughes, Costa Coffee, Solarshade Blinds, Charmwood Furniture and Boots.

## DESCRIPTION

The subject premises comprises of ground floor retail unit with ancillary accommodation at the rear. The unit has rear service access and also benefits from electronically operated roller shutters. There is a public car park to the rear

## ACCOMMODATION

The premises comprises of the following approximate floor areas/ dimensions:-

Internal Width	12.5 m	(41')
Average Depth	21.51 m	(70'7")
Total Sales Area	288 sq m	(3,100 sq ft)
Rear Store	8.55 sq m	(92 sq ft)
Plant Room	10.23 sq m	(110 sq ft)

## RENT

£39,500 per annum.

## LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

## BUSINESS RATES

Interested parties should make their own enquiries with the Business Rates Section of the Local Authority.

## 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.

## EPC

EPC Certificate Reference Number: 0890-2814-6130-0600-2903

Energy Performance Asset Rating: B-43

## VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or John Barker at Hitchcock Wright & Partners. Ref: MRK/JCB.

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Subject to Contract

Details Updated OCTOBER 2011

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