

# SHOP TO LET - By Assignment

## 627 WEST DERBY ROAD

### TUEBROOK, LIVERPOOL



#### RENT

£10,000 per annum subject to 5 yearly review (2003 and 2008 - 2003 rent review to be settled at nil increase).

#### BUSINESS RATES

Interested parties should make their own enquiries with the Business Rates Section of the Local Authority. The premises have been assessed as follows:-

Rateable Value: £7,000

#### LOCATION / DESCRIPTION

The property is located on the north side of West Derby Road close to its junction with Muirhead Avenue. West Derby Road is a busy radial route in and out of Liverpool City Centre with nearby occupiers including Lloyds Pharmacy, Cartridge World, QS Discount and Sayers.

#### ACCOMMODATION

The unit includes a split level ground floor sales area and ancillary to the rear. Additional storage is available at 1st and 2nd floor level.

Ground floor sales	39.68 sq m	427 sq ft
Ground floor store	13.10 sq m	111 sq ft
1st floor	51.8 sq m	557 sq ft
2nd floor	34.72 sq m	374 sq ft

#### LEASE

The premises are held by way of a lease drafted on full repairing and insuring terms for a period expiring on 28 September 2013.

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

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Subject to Contract

Details Prepared August 2006



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