

RETAIL UNIT TO LET

102 SOUTH ROAD

WATERLOO, LIVERPOOL



LOCATION / DESCRIPTION

South Road is the established retail location serving the shopping requirements of Crosby and Waterloo in North Liverpool. The area remains a popular location with both national and local retailers and enjoys on street parking in addition to further free car parking located nearby to the rear of Waterloo Railway Station. The property benefits from sliding doors and electric roller shutters with service access to the rear. Other retailers in the immediate vicinity include Greggs the Bakers, Heron Frozen Food and Home and Bargain.

ACCOMMODATION

The premises are regular in shape and arranged at ground floor only having the following approximate floor areas:-

Internal Width	5.44m	58.55 ft
Max Depth	12.89m	138.75 ft
Ground Floor Sales	69.62m ²	749 sq ft

All measurements are approximate and net of circulation space and toilet accommodation etc.

LEASE

The premises are available by way of an existing Full Repairing and Insuring lease for a period of 15 years from 15th February 2006. Tenants only option to break at the 10th anniversary.

RENT

£17,000pa exclusive subject to the five yearly rent review provisions of the existing lease.

BUSINESS RATES

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

Rateable value (2010): £11,250

Rates payable: £4,658

Interested parties should make their own enquiries with the business rates department at Sefton Council.

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 Matt Kerrigan, Hitchcock Wright & Partners. Ref:JCB/MRK.

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Subject to Contract

Details Updated FEBRUARY 2011

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