

TO LET

£34,000 per annum



127 Allerton Road, Liverpool, L18 2DD

LOCATION

The premises hold a prominent position at the south end of Allerton Road at the junction with Wembley Road. Allerton Road is situated 3 miles south east of Liverpool City Centre. Nearby occupiers include Costa Coffee, United Colours of Benetton, Barclays Bank, Subway, Sainsbury's, Chandlers DIY and a mixture of bars and restaurants.

DESCRIPTION AND ACCOMMODATION

The premises are arranged at ground floor and have been completely refurbished. The premises have excellent sales area with separate kitchen, WC, office and a good sized stockroom.

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor	101.2 sq.m.	1090 sq.ft.
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TENURE

The premises are available by way of a new, full repairing and insuring lease for 10 years.

RENT

£34,000 per annum exclusive of Rates, Service Charge and all other outgoings subject to rent review at the 5th year.

BUSINESS RATES

The premises have been assessed as having a rateable value of £11,750.

EPC

Certificate Number: 3933-3675-3334-8900-5722
 Energy Performance Asset Rating: B-48

VAT

The property has not been elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: johnbarker@hwdp.co.uk

Subject to Contract

Details Prepared February 2022

127 Allerton Road, Liverpool, L18 2DD

