

FOR SALE

INCOME PRODUCING INVESTMENT

£350,000



152/154 Allerton Road, Liverpool L18 2DH

LOCATION AND DESCRIPTION

The property is situated in a prominent position fronting Allerton Road (A562) close to the Bleasdale Road junction. Allerton Road is situated 5 miles southeast of Liverpool City Centre and is an established shopping and leisure destination serving the residential population of Mossley Hill, Childwall, Allerton, Aigburth and Woolton.

The property benefits from a service road immediately outside which provides 2 hour time restricted parking which helps maintain the vehicle flow. Nearby retailers include Sainsbury's, Iceland, Specsavers, KFC, Cancer Research, R & H Fine Wines, Age UK, NatWest and William Hill.

The property comprises of a mid-terrace retail unit with a pitched slate roof. There is a large fully glazed shop front with electric roller shutter. Internally the property is fitted as a typical Sayers outlet with an open plan sales area to the front with ovens and staff ancillary accommodation behind. The first floor is accessed via an internal staircase and is fitted as offices which are used by the Sayers admin team.

ACCOMMODATION

The property is arranged at ground and first floor providing the following approximate areas:-

Ground Floor	42.42 sq.m.	(457 sq.ft.)
First Floor	45.06 sq.m.	(485 sq.ft.)

TENURE

Freehold.

PURCHASE PRICE

Offers in the region of £350,000 are invited for the whole building.

The property is owned within Exwood Properties Limited (Company No. 00909080). It is anticipated the investment sale will be treated as a Transfer of a Business as a Going Concern (TOGC).

BUSINESS RATES

The premises have a rateable value of £18,000 effective from 1st April 2026.

OCCUPATIONAL DETAILS

The property is fully let to S & PB Retail Limited trading as Sayers by way of a full repairing and insuring lease for 10 years from 9th June 2025 at £25,000 per annum. The lease includes a tenant break and rent review at the 5th anniversary.

EPC

Certificate No. 0120-0638-3499-7809-7006

Energy Rating: C

VAT

The property is not 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 Matt Kerrigan.

E-mail: mattkerrigan@hwapd.co.uk

Subject to Contract

Details Prepared April 2026



152/154 Allerton Road, Liverpool L18 2DH

