

# TO LET

**£35,000** per annum

## 166 Allerton Road, Liverpool, L18 2DH

### LOCATION

The premises hold a prominent position on Allerton Road with ample parking located to the front and rear of the premises. Allerton Road is situated 3 miles southeast of Liverpool City Centre and is an established shopping location serving residential populations of Mossley Hill, Childwall, Allerton, Aigburth and Woolton. Nearby occupiers include Sainsbury's Local, Barclays, Specsavers, Iceland and several local independent shops.

### DESCRIPTION

The premises are arranged over ground and first floors. The first floor provides a spacious area with high pitched ceilings, timber flooring and strip lighting as well as storage, w/c's, office and kitchen facilities. The property is of traditional brick construction with a tiled roof and benefits from having an external security roller shutter.

### ACCOMMODATION

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

Ground Floor Area	81.29 sq.m.	875 sq.ft.
First Floor	215.14 sq.m.	2,315 sq.ft.

### TENURE

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

### RENT

£35,000 per annum exclusive

### BUSINESS RATES

To be assessed.

### EPC

Available upon application.

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of 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 or Alana Finn of Hitchcock Wright & Partners.

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or

Paul Roberts of Core Property Management & Consultancy Limited.

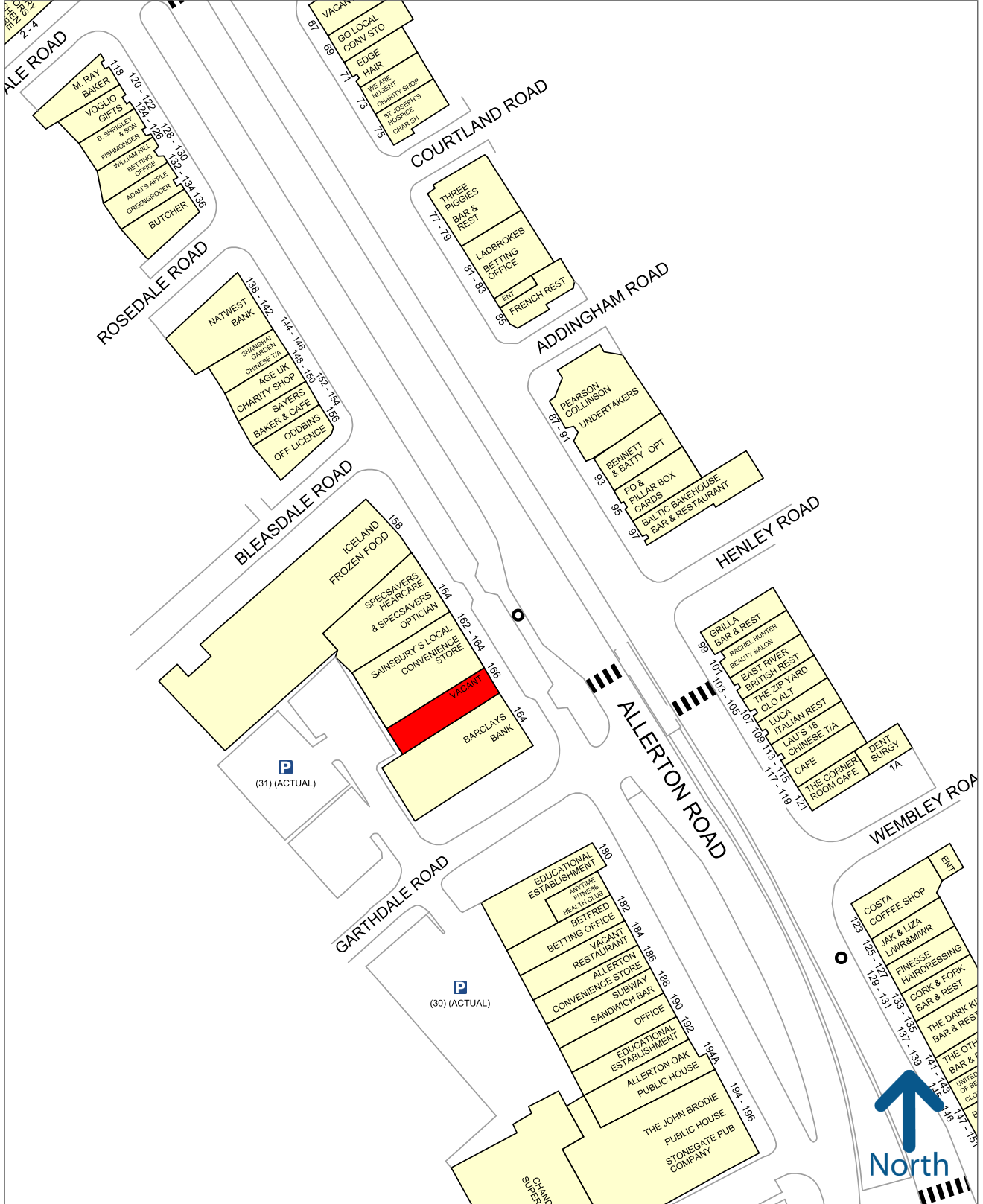
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Subject to Contract

Details Prepared November 2022

# 166 Allerton Road, Liverpool, L18 2DH



Experian Goad Plan Created: 18/11/2022  
 Created By: Hitchcock Wright and Partners