

# TO LET

£19,000 per annum



## 17A Allerton Road, Mossley Hill, Liverpool L18 1LG

### LOCATION

The premises hold a prominent position on the busy thoroughfare of Allerton Road (A562). Allerton Road is situated 3 miles southeast of Liverpool City Centre and is an established shopping location serving the residential population of Mossley Hill, Childwall, Allerton, Aigburth and Woolton. Nearby occupiers include Santander, WHSmith, Max Spielmann, Halifax, Oxfam and various other retailers.

### DESCRIPTION

This property is arranged at ground floor which comprises of sales accommodation, an office and a raised ancillary area. The property benefits from a large glass frontage with external electric roller shutters and a rear yard / bins store area.

### ACCOMMODATION

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

Ground Sales	510 sq.ft.	47.39 sq.m.
Raised Ancillary	90 sq.ft.	8.36 sq.m.

### TERM

The property is available via a new full repairing and insuring lease for a term of years to be agreed.

### RENT

£19,000 per annum

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### BUSINESS RATES

TBC

### EPC

Certificate Number: 0571-3216-5866-2109-3672  
Energy Performance Asset Rating: C

### 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

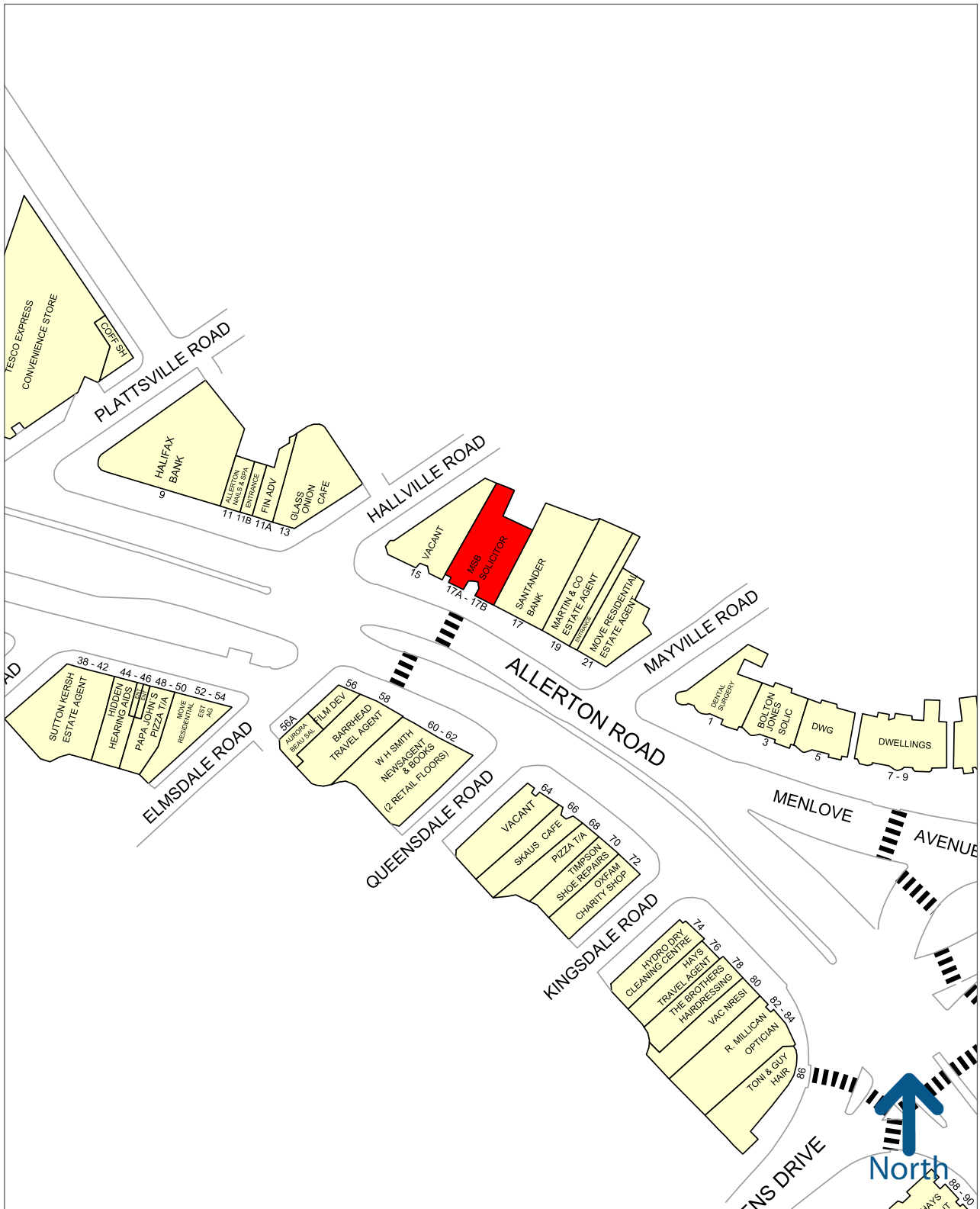
For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract  
Details Prepared June 2023



# 17A Allerton Road, Mossley Hill, Liverpool L18 1LG



50 metres

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Experian Goad Plan Created: 21/04/2023  
 Created By: Hitchcock Wright and Partners

For more information on our products and services:

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