

TO LET

2 ALLERTON ROAD, MOSSLEY HILL, LIVERPOOL, L18 1LN



LOCATION AND DESCRIPTION

The premises occupies a prominent position on Allerton Road close to the junction with Smithdown Road and Penny Lane in South Liverpool. Allerton Road is an established shopping location approximately 4 miles from Liverpool City Centre serving residential populations of Mossley Hill, Childwall, Allerton, Aigburth and Woolton. Allerton Road has a mix of local and national occupiers including Tesco, Venmores, Costa Coffee, Halifax and Papa John's within a close proximity.

The property comprises of an open plan sales space with ancillary accommodation and small yard to the rear. The property benefits from a doubleglazed frontage and internal 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 Sales	80.49 sq.m.	(866 sq.ft.)
Ground Floor Ancillary	17.21 sq.m.	(185 sq.ft.)

LEASE

An effective full repairing and insuring lease via a service charge for a term of years to be agreed.

RENT

£27,500 per annum exclusive

BUSINESS RATES

The premises have been assessed as having a rateable value of £28,500. Interested parties should make their own enquiries with the Local Rating Authority.

EPC

Certificate Number: 0930-5909-0368-8970-8044
Energy Performance Asset Rating: D-80

VAT

All rents, prices and other figures included in these particulars are quoted net but may be subject to the addition of VAT.

LEGAL COSTS

Parties to be responsible for their own legal costs incurred in the transaction and any stamp duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Chris Michael or Matt Kerrigan, Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

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Subject to Contract

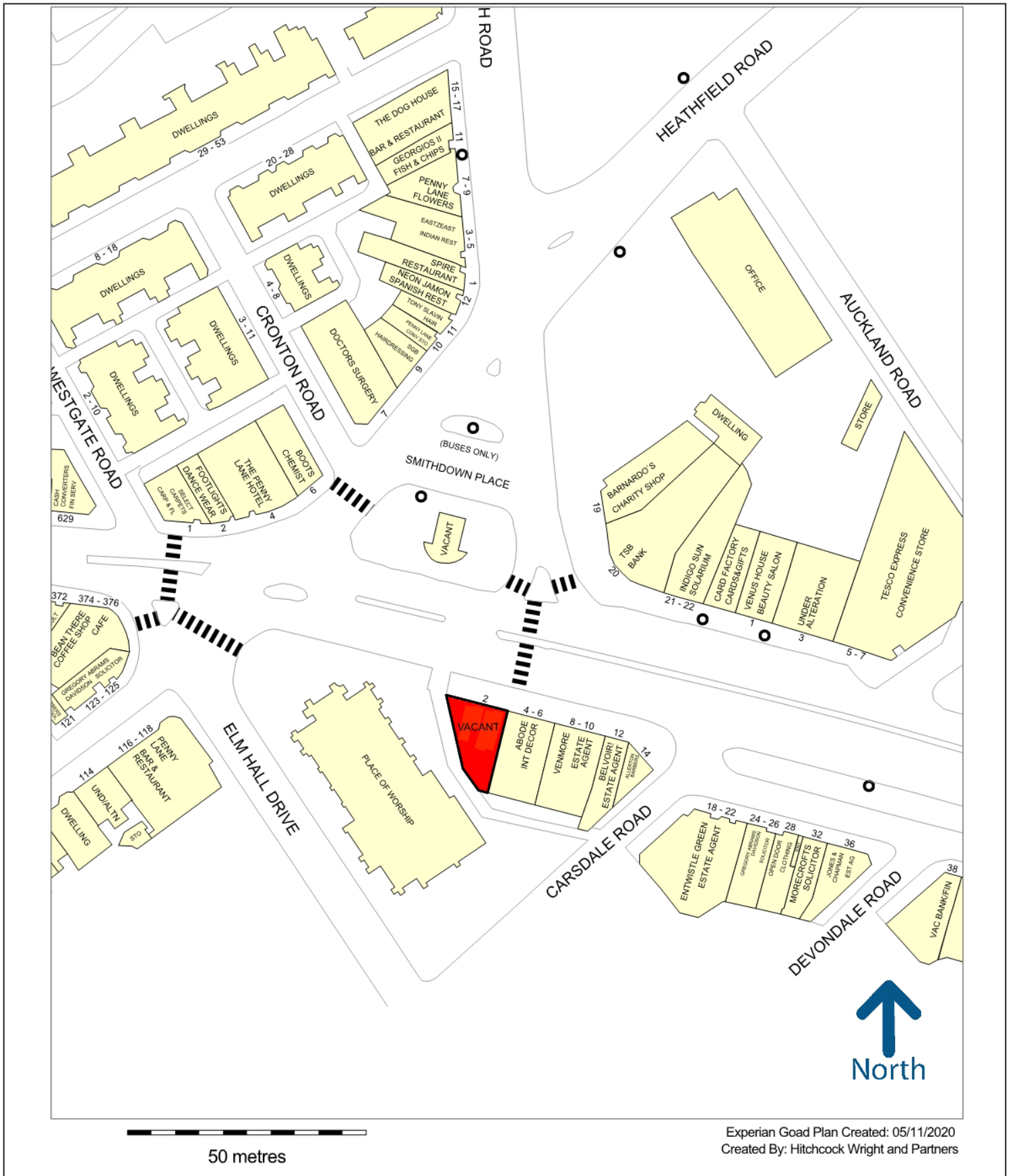
Details Prepared November 2020

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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