

# TO LET

£15,500 per annum



## 55 Allerton Road, Woolton, Liverpool L25 7RF

### LOCATION

The subject premises are located within Woolton Village which is situated approximately 5 miles south of Liverpool City Centre and is easily accessible from Menlove Avenue (A5562). Woolton Village is a busy shopping location benefitting from on-street parking provision and a large affluent residential population within walking distance. Unlike many High Street locations, the majority of nearby occupiers are independent traders which adds to the charm and character of the Village

### DESCRIPTION

The property comprises of a rectangular sales area with kitchen, storage and W/C facilities. The premises benefits from electric steel roller shutters, air conditioning and nearby street parking. Surrounding occupiers include Waterfield's Bakery, Sainsburys, Williams Hill and many independent retailers.

### 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 Total	97.70 sq.m.	1,019 sq.ft.
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### TERM

A new full repairing and insuring lease for a term of years to be agreed.

### RENT

£15,500 per annum.

### VAT

The property is not elected for VAT.

### BUSINESS RATES

The property has been assessed as having a rateable value of £13,500 as at the 1st April.

### EPC

Certificate Number: TBC  
Energy Performance Asset Rating: TBC

### 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 December 2023



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