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.

TERM

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

RENT

£15,500 per annum.

VAT

The propety 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.

Tel. No. 0151 227 3400 E-mail: mattkerrigan@hwandp.co.uk alanafinn@hwandp.co.uk

Subject to Contract Details Prepared December 2023



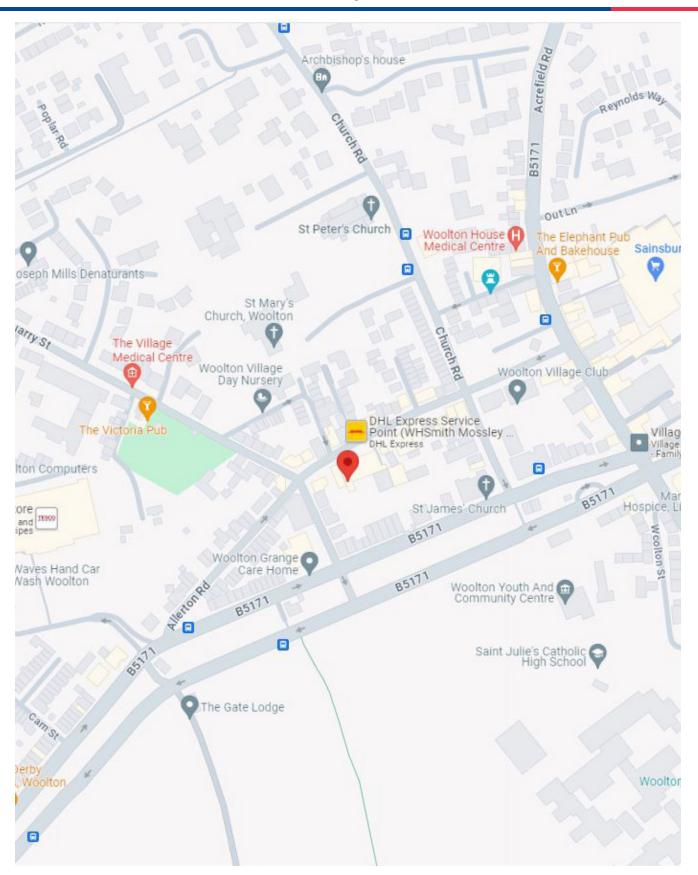
HITCHCOCK WRIGHT & PARTNERS | 0151 227 3400

www.hitchcockwright.co.uk

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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