

TO LET

RETAIL / LEISURE UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£16,500 per annum



14 Childwall Abbey Road, Childwall, Liverpool L16 0JN

LOCATION

The subject premises are located within the affluent village of Childwall, which is situated approximately 5 miles south of Liverpool City Centre and is easily accessible from Queens Drive (A5058). The retail shop is situated amongst a popular retail parade which serves the surrounding residential population and students at Liverpool Hope University.

DESCRIPTION

The property comprises of a sales area which is partially raised and W/C facilities to the rear. The premises benefits from electric steel roller shutters, and on street parking provision. Other principal occupiers include Bargain Booze, Morrisons Daily, The Deli and several other independent retailers.

ACCOMMODATION

Ground Floor Sales	61.98 sq.m.	(564 sq.ft.)
Ancillary Area	6.79 sq.m.	(73 sq.ft.)

TERM

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

RENT

£16,500 per annum exclusive.

VAT

The property is not elected for VAT.

UNIFORM BUSINESS RATES

TBC

EPC

Certificate Number: 9673-3035-0486-0800-2925

Energy Performance Asset Rating: D

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 June 2025



14 Childwall Abbey Road, Childwall, Liverpool L16 0JN

