

TO LET

£7,000 per annum

8-10 Church Road, Garston, Liverpool, L19 2LW

LOCATION

The subject property is situated on Church Road, just off Speke Road which is home to the local town market and large named retailers such as Iceland, William Hill and Dunelm.

DESCRIPTION

The subject property is rectangular in shape with two large shop front windows with the door in between. There is a staff W/C at the back of the property. The property is in good working condition and benefits from electric roller shutters.

ACCOMMODATION

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

Sales Area	22.52 sq.m.	242.39 sq.ft.
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LEASE

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

RENT

£7,000 per annum.

BUSINESS RATES

The premises have been assessed having a rateable value of £2,425. Interested parties should make their own enquiries with the local authority.

VAT

This property is not elected for VAT.

EPC

Certificate Number: 6971-5946-3496-7220-4167
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.

Tel. No. 0151 227 3400

E-mail: mattkerrigan@hwardp.co.uk
alanafinn@hwardp.co.uk

Subject to Contract
Details Prepared June 2024



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