RETAIL UNIT TO LET

Hitchcock Wright & Partners
CHARTERED SURVEYORS

£29,500 per annum



55 Derby Road, Huyton, Liverpool L36 9UQ

SITUATION AND DESCRIPTION

Huyton is a popular town in the Knowsley Borough of Liverpool situated approximately 7 miles east of Liverpool City Centre with excellent access and communications to both the M57 and M62 Motorways serving the Huyton and Prescot surrounding population.

The property comprises of a two-storey retail property centrally positioned on Derby Road opposite Superdrug. The property has most recently been used as a banking hall on the ground floor with offices, staff and ancillary accommodation at first floor. Other nearby occupiers include Hays Travel, Greggs Bakers, H&T Pawnbrokers, Waterfields Bakers, Dirty Sports, Heron Foods, and Home Bargain.

FLOOR AREAS

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

Ground Floor	187.29 sq.m.	(1,967 sq.ft.)
First Floor	132.79 sq.m.	(1,429 sq.ft.)

LEASE

The premises are available by way of a new full repairing and insuring lease for a period of 5 or more years to be agreed.

RENT

£29,500 per annum exclusive.

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

UNIFORM BUSINESS RATES

The premises have been assessed as having a rateable value of £28,250 per annum with effect from 1st April 2026. Qualifying parties may benefit from small business rates relief. Interested parties are advised to make their own enquries with the Rating Authority.

EPC

Certificate Number: 1850-4038-7596-7345-3364
Energy Performance Asset Rating: 65 C

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 of Hitchcock Wright & Partners.

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

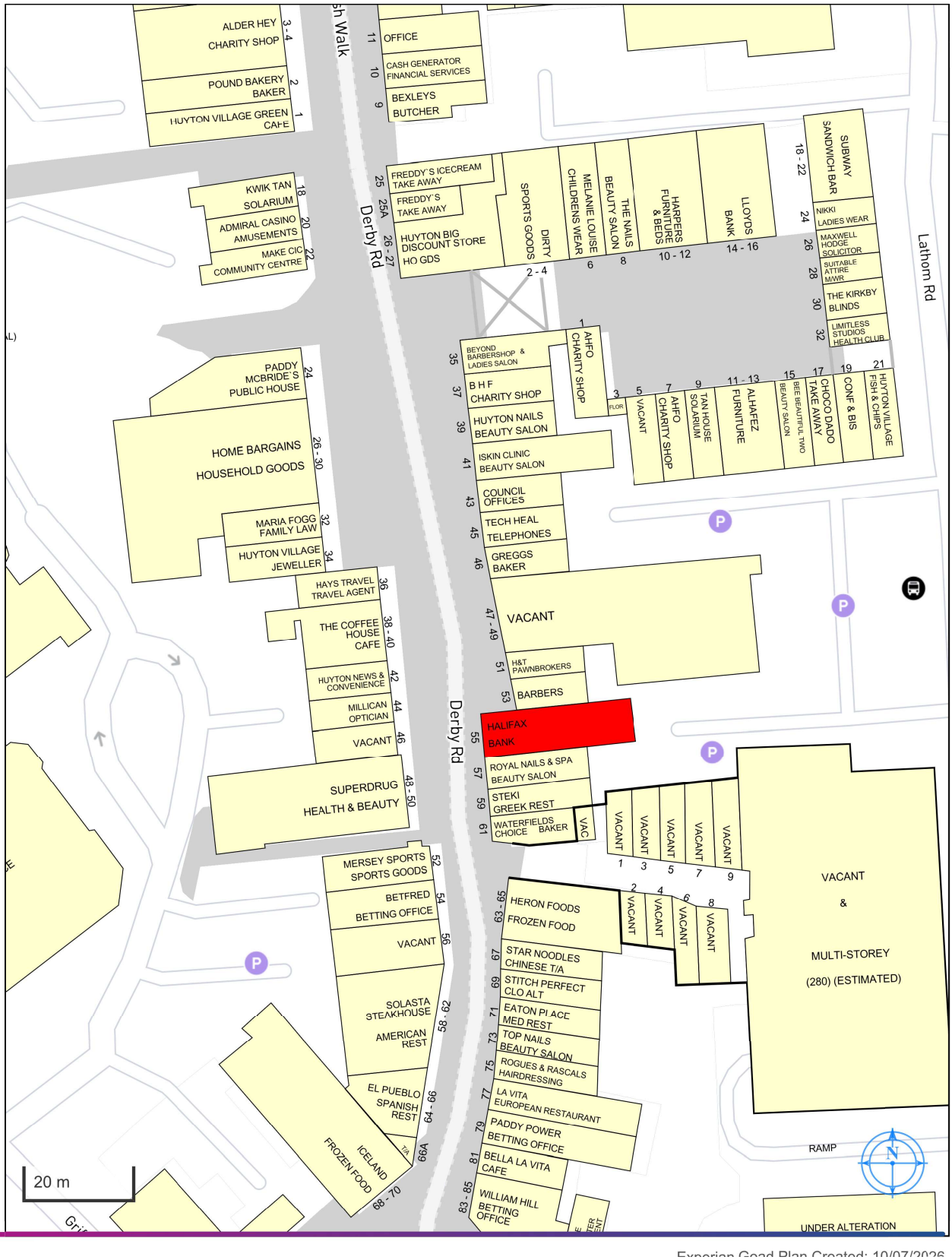
Subject to Contract

Details Prepared July 2026

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.

55 Derby Road, Huyton, Liverpool L36 9UQ

Modified: 10-Jul-26 10:39:20 / Surveyed: 11-Aug-25



Experian Goad Plan Created: 10/07/2026

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