

TO LET

GROUND FLOOR RETAIL UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£19,750 per annum



79 Derby Road, Huyton, Liverpool L36 9UQ

LOCATION

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. Nearby occupiers include William Hill, Iceland, Superdrug Pharmacy, Halifax, Home Bargains and several other independent retailers.

DESCRIPTION

The property comprises of an open plan ground floor retail unit with a fully glazed shop front. The property is currently stripped out and is ready to receive the new tenants fit out. The unit benefits from a three-phase electrical supply and has internal and external electric roller shutters.

ACCOMODATION

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

Ground Floor	127.30 sq.m.	1,370 sq.ft.
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TERM

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

VAT

The property is not elected for VAT.

RENT

£19,750 per annum.

UNIFORM BUSINESS RATES

The property has been assessed as having a Rateable Value of £14,000 with effect from 1st April 2026.

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

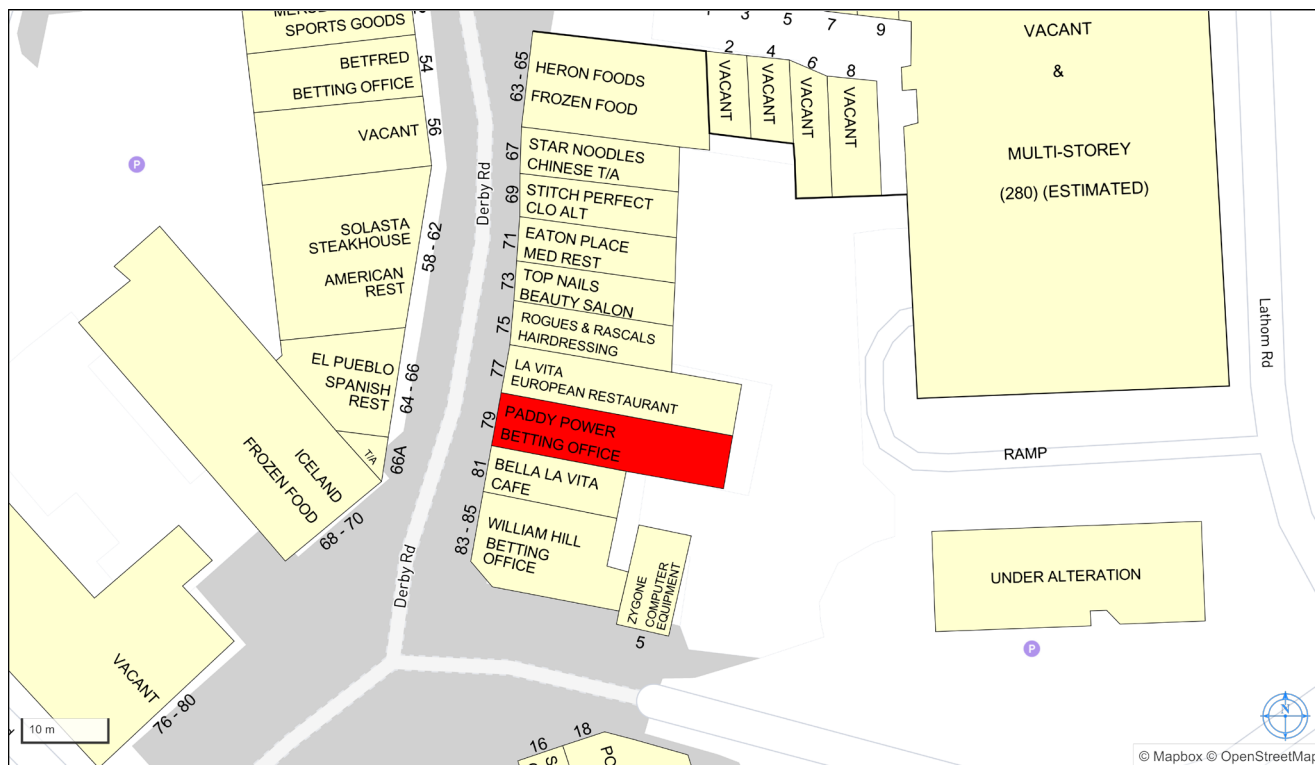
Details Prepared April 2026



79 Derby Road, Huyton, Liverpool L36 9UQ



experian | Huyton (HWP April 26)
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