

TO LET

GROUND FLOOR RETAIL UNIT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£12,000 per annum



82 ISLINGTON, LIVERPOOL L3 8LD

LOCATION

The property is situated on Islington within Liverpool's Fabric District, in close proximity to London Road and the Knowledge Quarter. Liverpool Lime Street Station and the city centre are within walking distance.

DESCRIPTION

The property comprises a ground floor retail premises with additional basement storage.

Internally, the ground floor is arranged to provide two principal sales areas, with a change in level between the front and rear sections of the premises. To the rear is ancillary accommodation comprising a kitchen, storage area and WC, together with access to an enclosed rear yard.

The accommodation benefits from a glazed shop frontage onto Islington and provides a flexible layout.

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 NIA: 63.6 sq. m 685 sq. ft.

LEASE

The property is available by way of a new FRI lease for a term to be agreed.

RENT

£12,000 per annum

VAT

All figures are quoted exclusive of but may be subject to VAT.

EPC

Available on request.

BUSINESS RATES

The property has been assessed as having a rateable value of £8,000 with effect from 1st April 2026. Interested parties are advised to make their own enquiries with the Local Authority.

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 Sam Pearce of Hitchcock Wright & Partners.

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sampearce@hwandp.co.uk

Subject to Contract

Details Prepared October 2026



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