

FIRST FLOOR OFFICES TO LET / ASSIGNMENT

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£10,000 per annum



61 Liverpool Road, Crosby, Liverpool L23 5SE

SITUATION AND DESCRIPTION

First floor offices within a prominent detached building on Liverpool Road at the traffic light controlled junction with the bypass and Coronation Road. Independent access to first floor, well presented first floor offices benefiting from double glazed UPVC windows, security, door entry system, gas fired central heating, timber laminate floors throughout comprising 4 separate rooms, reception areas, male and female toilet accommodation and kitchen / staff amenity area. Car parking available at the rear of the premises.

LEASE

Assignment of the existing lease dated the 1st February 2020 expiring on the 31st January 2035 at a rent passing of £10,000 per annum subject to 5 yearly upward only rent reviews.

SERVICE CHARGE

A fair proportion of expenditure is recovered for the repairs and maintenance of common areas and buildings reinstatement insurance

RATEABLE VALUE

The current rateable value as at the 1st April 2017 are recorded on the Valuation Office Website as offices having a rateable value of £8,000. Qualifying occupiers maybe able to obtain small business rate relief.

VAT

The property is not elected for the purposes of VAT.

EPC

Certificate Number: 0490-2300-9930-2890-7713
Energy Performance Asset Rating: E

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 John Barker of Hitchcock Wright & Partners.

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

Subject to Contract
Details Prepared December 2023



61 Liverpool Road, Crosby, Liverpool L23 5SE

