

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£10,500 plus VAT per annum



4 Norton Street, Liverpool L3 8QA

LOCATION

The premises are located at the junction with London Road which is a busy shopping destination due to its accessibility by car and train, plus its close proximity to University Buildings including student flats and the Royal Liverpool Hospital. Nearby retailers include Max's Barber Shop, App Companion, Tesco Express, Machine Mart and Cash Converters.

DESCRIPTION

The premises comprise of a ground floor retail unit with w/c accommodation at the rear. The unit has rear service access and also benefits from electronically operated roller shutters and external storage.

ACCOMMODATION

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

Max Width	5.86 m	18'3"
Sales Depth	12.00 m	39'3"
Total Sales Area	70.32 sq.m.	757 sq.ft.

TERM

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

RENT

£10,500 plus VAT per annum.

VAT

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

BUSINESS RATES

The premises have been assessed having a rateable value of £6,700 per annum from 1st April 2023.

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.

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Subject to Contract

Details Prepared May 2024



4 Norton Street, Liverpool L3 8QA

