

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£10,500 per annum



121A Penny Lane, Mossley Hill, Liverpool L18 1DF

LOCATION

The unit occupies a prominent position on the north side of Penny Lane, close to the junction of Smithdown Road and Elm Hall Drive. Allerton Road is an established shopping destination located approximately 4 miles from Liverpool City Centre, serving the residential areas of Mossley Hill, Childwall, Allerton, Aigburth, and Woolton.

DESCRIPTION

The premises comprise a ground-floor, rectangular retail unit with a W/C. There is also a fenced area with seating to the front of the property. Nearby occupiers include Gregory Abrams Davidson Solicitors, Bean There Coffee, Leaf, Oxfam, Boots Pharmacy, and several others.

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 Total	17.41 sq.m.	187 sq.ft.
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TERM

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

RENT

£10,500 per annum.

VAT

The property is not currently elected for VAT.

BUSINESS RATES

The property has been assessed as having a rateable value of £5,600 as at the 1st April 2023. Qualifying tenants may qualify for small business rates relief.

EPC

Certificate No. 7730-0189-9344-5861-6690
Energy Rating: D

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 Updated December 2025



121A Penny Lane, Mossley Hill, Liverpool L18 1DF

