

RETAIL UNIT TO LET

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£35,000 per annum



Units 2 & 3, 100 South Road, Waterloo, Liverpool L22 0ND

LOCATION

South Road is the established retail location serving the shopping requirements of Crosby and Waterloo in North Liverpool. The area remains a popular location with both national and local retailers and enjoys on street parking in addition to further free car parking located nearby to the rear of Waterloo Railway Station. The property benefits from a double fronted shop front and electric roller shutters with service access to the rear. Other retailers in the immediate vicinity include Greggs the Bakers, Iceland Frozen Foods and Home Bargains.

DESCRIPTION

The property is regular in shape and is arranged at ground floor with WC and staff facilities to the rear.

ACCOMMODATION

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

Internal Width	11m (36')	
Sales Depth	18.7m (61.5')	
Ground Floor Total	236 sq.m.	2,540 sq.ft.

TENURE

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

£35,000 per annum exclusive of rates, service charge and VAT, subject to five yearly rent review provisions of the lease.

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 as having a rateable value of £33,250 with effect from 1st April 2023.

EPC

Certificate Number: 4484-1345-7222-2246-2000
Energy Performance Asset 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

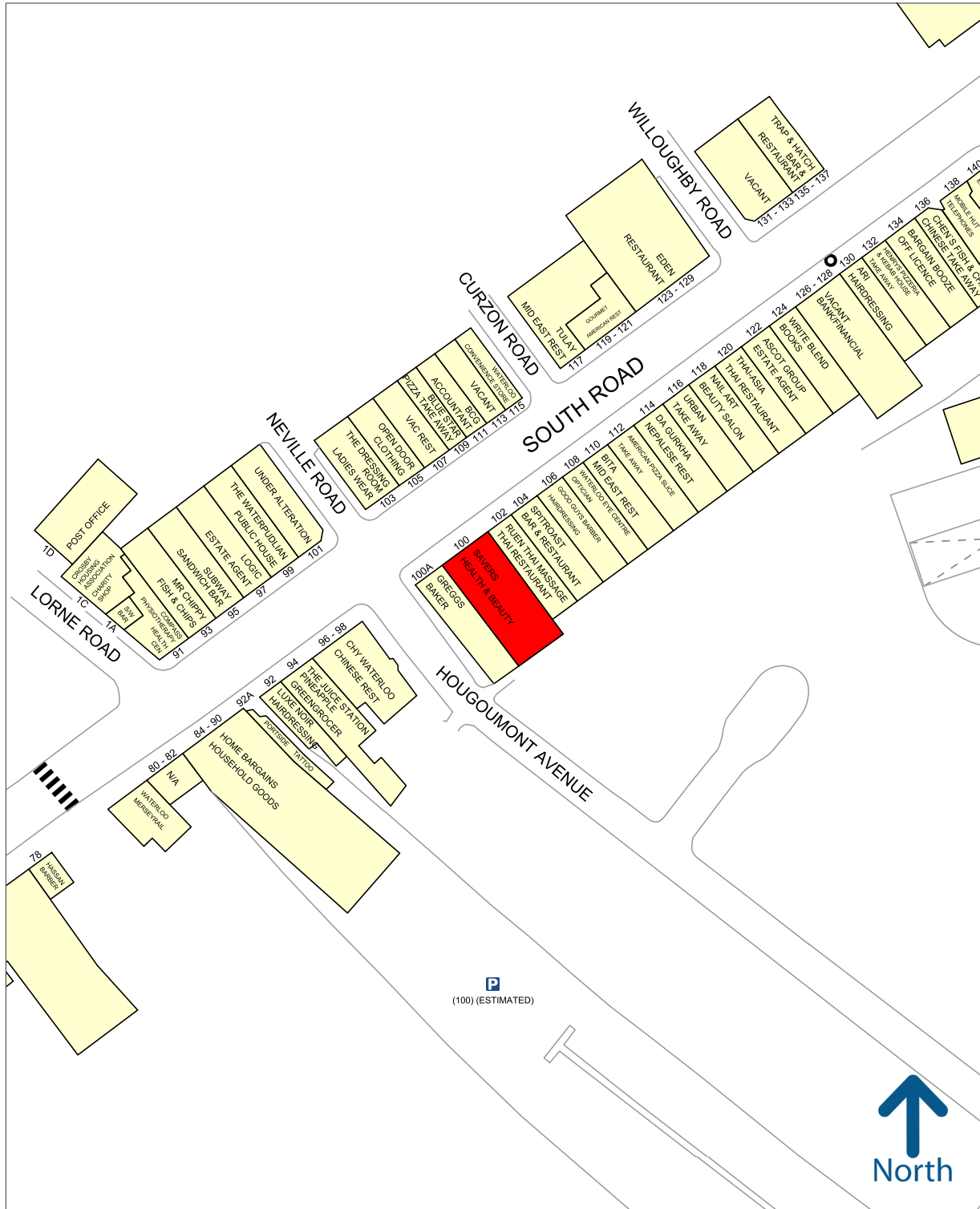
For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

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Subject to Contract
Details Updated November 2023



Unit 2 & 3, 100 South Road, Waterloo, Liverpool L22 0ND



50 metres

Experian Goad Plan Created: 23/11/2023
 Created By: Experian Goad Sales

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