

**439 WEST DERBY ROAD  
LIVERPOOL  
L6 4BL**



ARTISTS IMPRESSION

**TO LET**  
**NEW RETAIL DEVELOPMENT**  
**UP TO 5,200 SQ.FT (485 SQ.M)**  
**CAN BE SUB-DIVIDED**

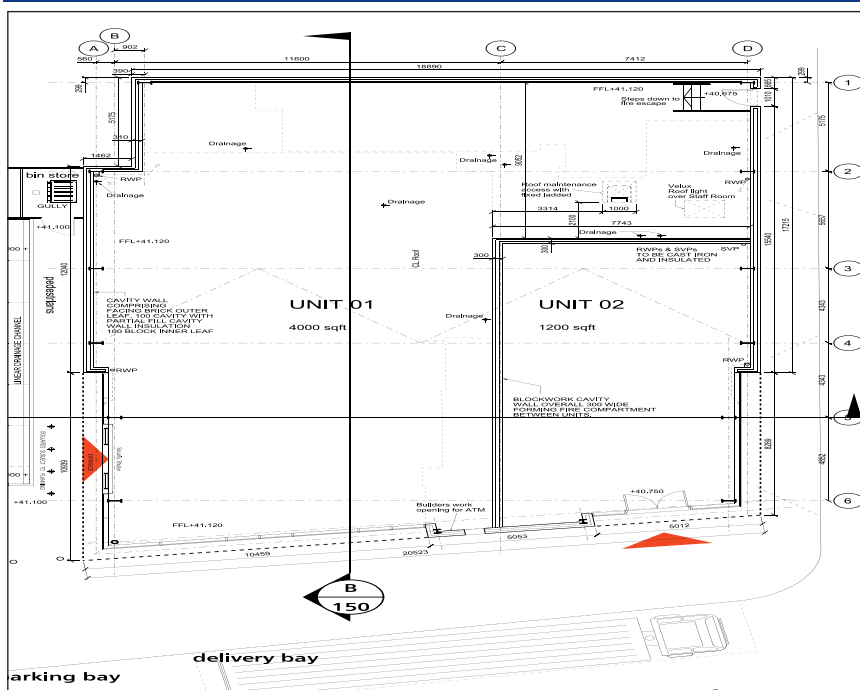
CONTACT HITCHCOCK WRIGHT & PARTNERS  
CASTLE CHAMBERS, 43 CASTLE STREET, LIVERPOOL, L2 9SH

**Hitchcock Wright**  
CHARTERED SURVEYORS & Partners

**0151 227 3400**

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)

# 439 WEST DERBY ROAD, LIVERPOOL, L6 4BL



## LOCATION

The site occupies a prominent position on the northerly side of West Derby Road (A5049) close to the Lower Breck Road junction. As well as having a large nearby residential population, West Derby Road is a busy commuter and public transport route linking Liverpool City Centre to West Derby, Queens Drive, M62 motorway and beyond. Other retailers located in the vicinity include Co-op Food, Lloyds Pharmacy, Greggs, Iceland, Cash Generator, Ladbrokes and KFC.

## DESCRIPTION

The development will comprise of a new purpose built retail scheme at a specification to be agreed with 16 parking bays. Planning consent has been granted for 5,200 sq.ft of retail accommodation. The unit can be sub-divided to suit occupier requirements. Full architects drawings are available upon request.

## ACCOMMODATION

Unit 1	4,000 sq.ft	(372 sq.m)
Unit 2	1,200 sq.ft	(112 sq.m)

## LEASE

The premises are available by way of a new lease drafted on effectively full repairing and insuring terms.

## RENT

From £12.00 per sq.ft.

## BUSINESS RATES

The development will be assessed for Business Rates once constructed.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available upon completion of construction.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

## VIEWING & FURTHER INFORMATION

For further information please contact Matt Kerrigan or John Barker, Hitchcock Wright & Partners. Ref: MRK/JCB.

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## Subject to Contract

Details prepared JANUARY 2014

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