

TO LET

£7,500 per annum

663 West Derby Road, Liverpool, L13 8AG

LOCATION

The premises are located close to West Derby Road's junction with Muirhead Avenue and Lisburn Lane. West Derby Road is a busy dual carriageway linking the City Centre with areas such as Tuebrook and West Derby. West Derby is a busy shopping parade that benefits from the high footfall created by nearby retailers such as McColls, Lloyds Pharmacy and a mixture of independent retailers.

DESCRIPTION

The premises comprise of a ground floor sales area with first floor accommodation. The property would be suitable for a variety of uses subject to planning. The accommodation benefits from laminate flooring, electric roller shutters and an aluminium shop front.

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	25.6 sq.m.	276 sq.ft.
First Floor	13.6 sq.m.	146 sq.ft.
Total Floor Area	39.2 sq.m.	422 sq.ft.

LEASE

The premises are available by way of a full repairing and insuring lease for a term of 5 years.

RENT

£7,500 per annum exclusive

BUSINESS RATES

Rateable Value as at 1st April 2017 - £4,750

EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

VAT

All prices, outgoings and rentals are exclusive of but are liable to VAT.

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.

Tel. No. 0151 227 3400

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared April 2022

663 West Derby Road, Liverpool, L13 8AG

