

HUNTS CROSS LIVERPOOL

275 Speke Road
L25 0NN

TO LET



Location

The premises are located within the busy parade on the corner of Speke Road and Hillfoot Avenue in Hunts Cross, some 6 miles from the centre of Liverpool.

There is ample carparking outside the unit and other occupiers within the parade include **The Cooperative Foodstore, Sayers Bakery** and **David Pluck Bookmakers**.

Accommodation

The property is arranged on ground and first floor, providing the following approximate areas:

Ground Floor Sales	528 sq ft	49.05 sq m
First Floor Ancillary	287 sq ft	26.66 sq.m

Lease

The property is available by way of a new full repairing and insuring lease.

Rent

£14,000 per annum exclusive.

EPC

The Energy Performance asset rating is Band D 89. A full copy of the EPC is available for inspection if required.

Service Charge

There is a service charge payable for maintenance of common areas. Currently £870 per annum.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Business Rates

Verbal enquiries to Liverpool City Council confirm the property is assessed as follows:
 Rateable Value £10,750

Interested parties are advised to make their own enquires on 0151 233 3008.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Legal Costs

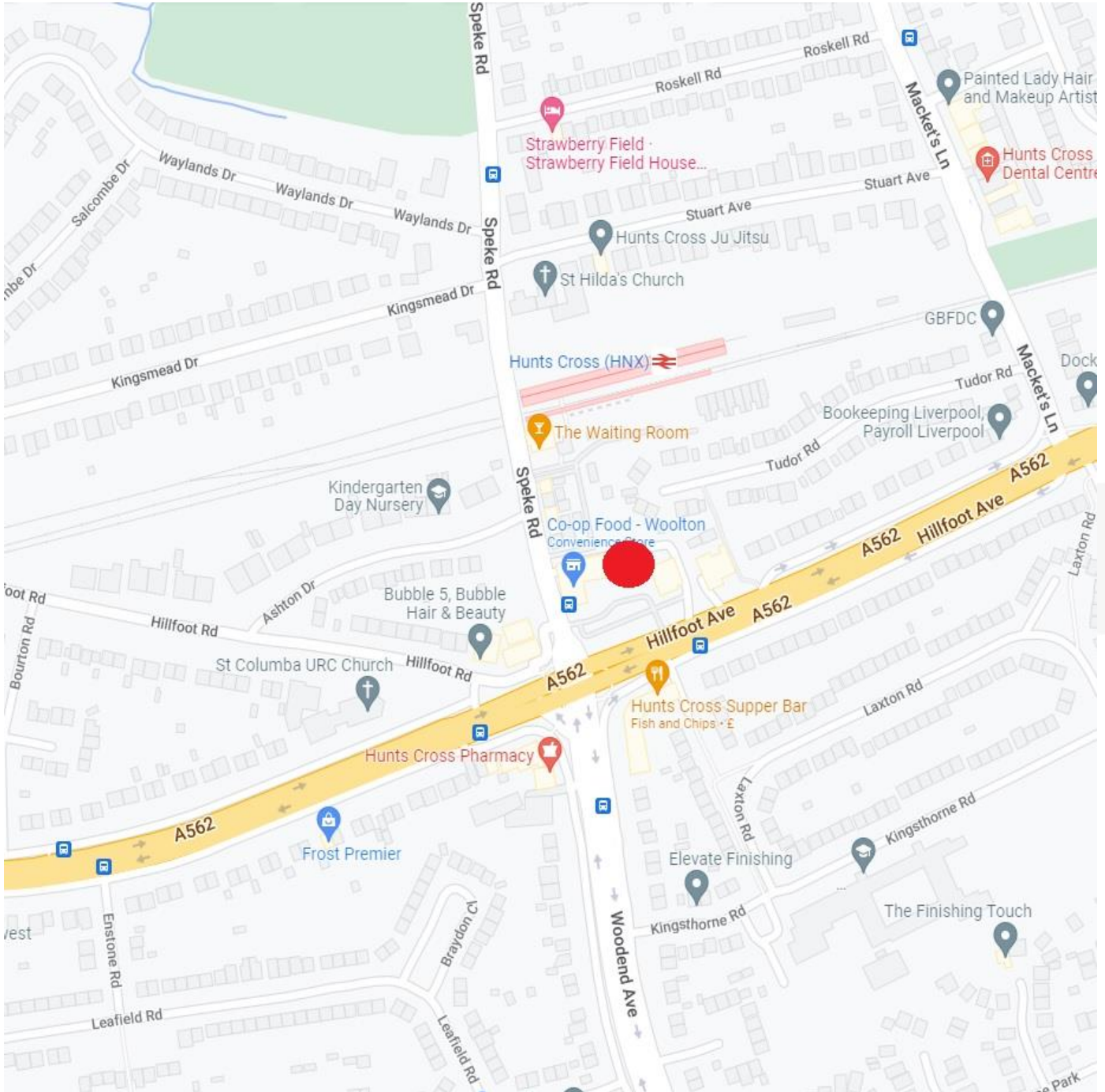
Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through
 Llyr Emanuel of Emanuel Oliver, 07795 348079
llyr@emanueloliver.com or Dan Oliver of
 Emanuel Oliver, 07816 526089
dan@emanueloliver.com



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