

WATERLOO

36 ST JOHNS ROAD

LIVERPOOL

L22 9QG

GROUND FLOOR UNIT & FLAT AVAILABLE BY WAY OF AN ASSIGNMENT / SUBLEASE

Former Vet Practice
Suitable for a variety of uses
(Subject to Planning)

Location/Description

The property is located in a busy position on St Johns Road, a short walk from Waterloo train station. The property has until recently been used as a veterinary practice, but is suitable for a variety of uses.

Accommodation

The ground floor is arranged with sales/reception at the front with a number of rooms to the rear, with the following areas.

Ground Floor	815 sq ft	75.71 sq m
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The first and second floors are arranged as a 2/3 bedroom flat, including kitchen and bathroom.

Lease/Rent

The property is available by way of an assignment of a lease to expire on 19 September 2036 at a rent of **£13,000 per annum exclusive**. Consideration will be given to a subletting.

EPC

The Energy Performance asset rating is Band D, 39.



Business Rates

Verbal enquiries to Sefton Council confirm the property has a Rateable Value of £3,250. Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

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

VAT

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

Agents Note

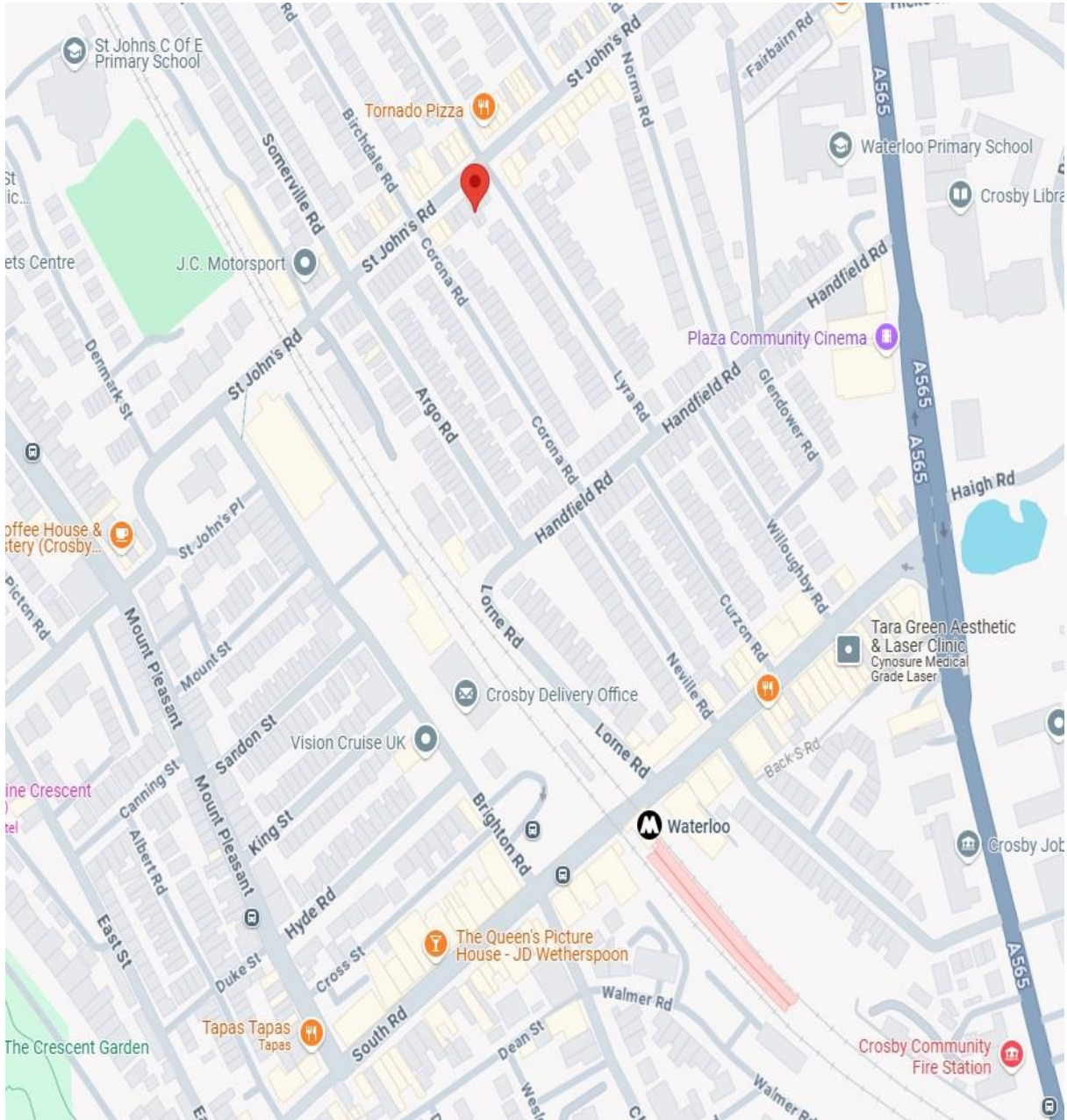
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed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

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 the agents:
Llyr Emanuel of Emanuel Oliver
07795 348079 llyr@emanueloliver.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.