

KENSINGTON (LIVERPOOL)

Former Iceland
Fairfield Road
L7 0LQ

TO LET /
FOR SALE



Location

Kensington is located approximately 1.5 miles east of Liverpool city centre. The property is situated fronting onto Prescot Road, a busy arterial route into the City centre. There are a number of multiple occupiers in close proximity including **Lidl**, **Home Bargains** and **McDonald's** together with a wide variety of independent retailers and restaurants. The unit comprises a prominent ground floor retail unit. In addition, there is a 17 space car park to the rear of the property which is demised to the premises.

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£75,000** per annum exclusive.

Price

On application

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:
Rateable Value £85,000

Interested parties are advised to make their own enquiries with the local authority.

Accommodation

Ground Floor	7,275 sqft	675.9 sqm
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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.

EPC

D76

Legal Costs

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

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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.

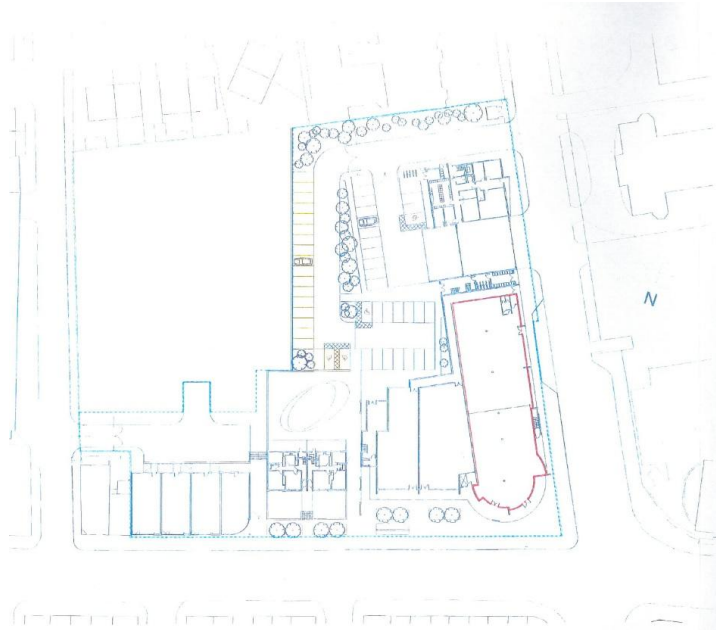
Viewing

Strictly by appointment via the sole agents:
Dan Oliver dan@emanueloliver.com

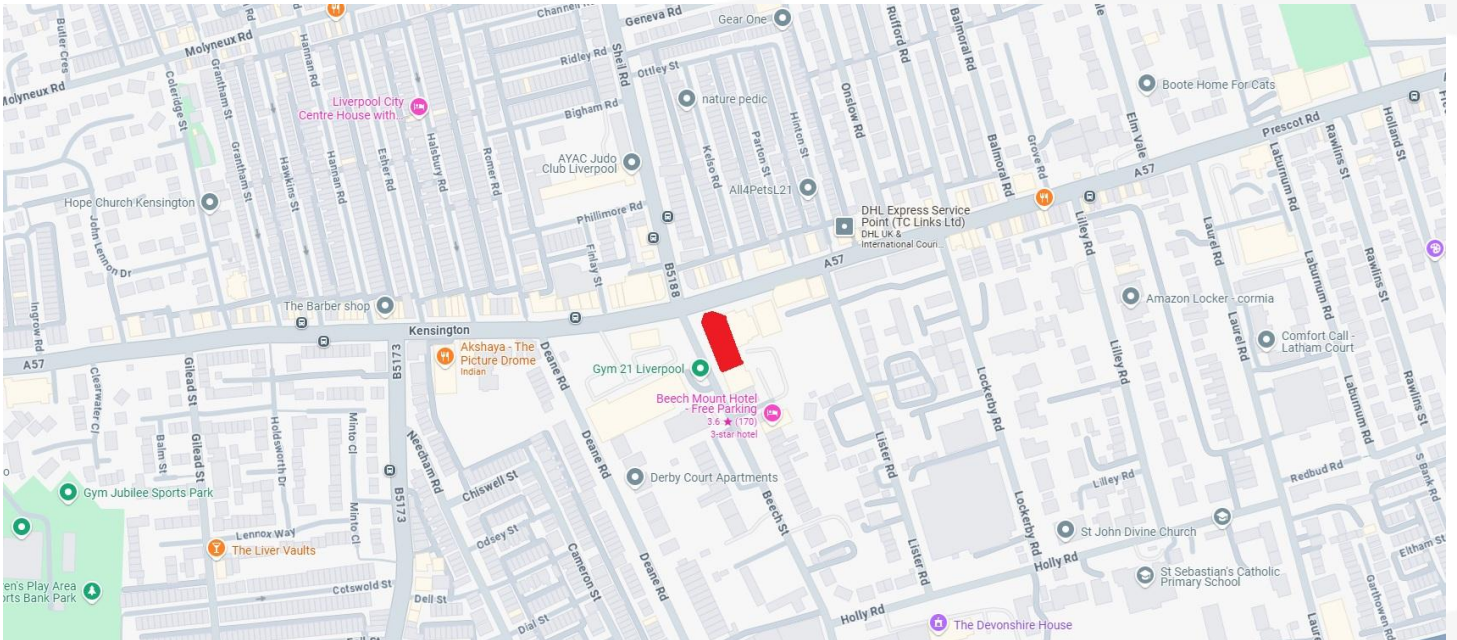
Rear Parking:



Plan:



Location:



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 representatives 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.