

# TO LET

## FORMER RESTAURANT / CAFE WITH OUTSIDE SEATING

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£16,750 per annum



## 117 Allerton Road, Mossley Hill, Liverpool L18 2DD

### LOCATION

Allerton Road is a busy district suburban centre located approximately 5 miles south of the city centre, an established shopping and leisure location serving the residential populations of Mossley Hill, Childwall, Allerton, Aigburth and Woolton. Nearby occupiers include Costa, Amplifon, Subway, Betfred, Sainsbury's, Specsavers and other independent restaurants, cafes and drinking establishments.

### DESCRIPTION

The premises are arranged at ground floor within a mid-terraced property on the east side of Allerton Road between its junctions with Wembley Road and Henley Road benefitting from street parking with a constant flow of pedestrians and vehicles. A small garden area at the rear provides outside seating / dining.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Overall Ground Floor Area    693 sq.ft.                      64.33 sq.m. approx

### LEASE

The premises are available by way of a new tenants full repairing and insuring lease for a period of 5 or 10 years.

### RENT

£16,750 per annum exclusive subject to the upward only rent review provisions to the lease every 5 years.

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### SERVICE CHARGE / BUILDING INSURANCE

The ingoing tenant will be responsible for a fair proportion of external repairs and buildings reinstatement insurance.

### EPC

Certificate Number: 2138-5978-6185-9941-3485  
Energy Performance Asset Rating: B

### 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

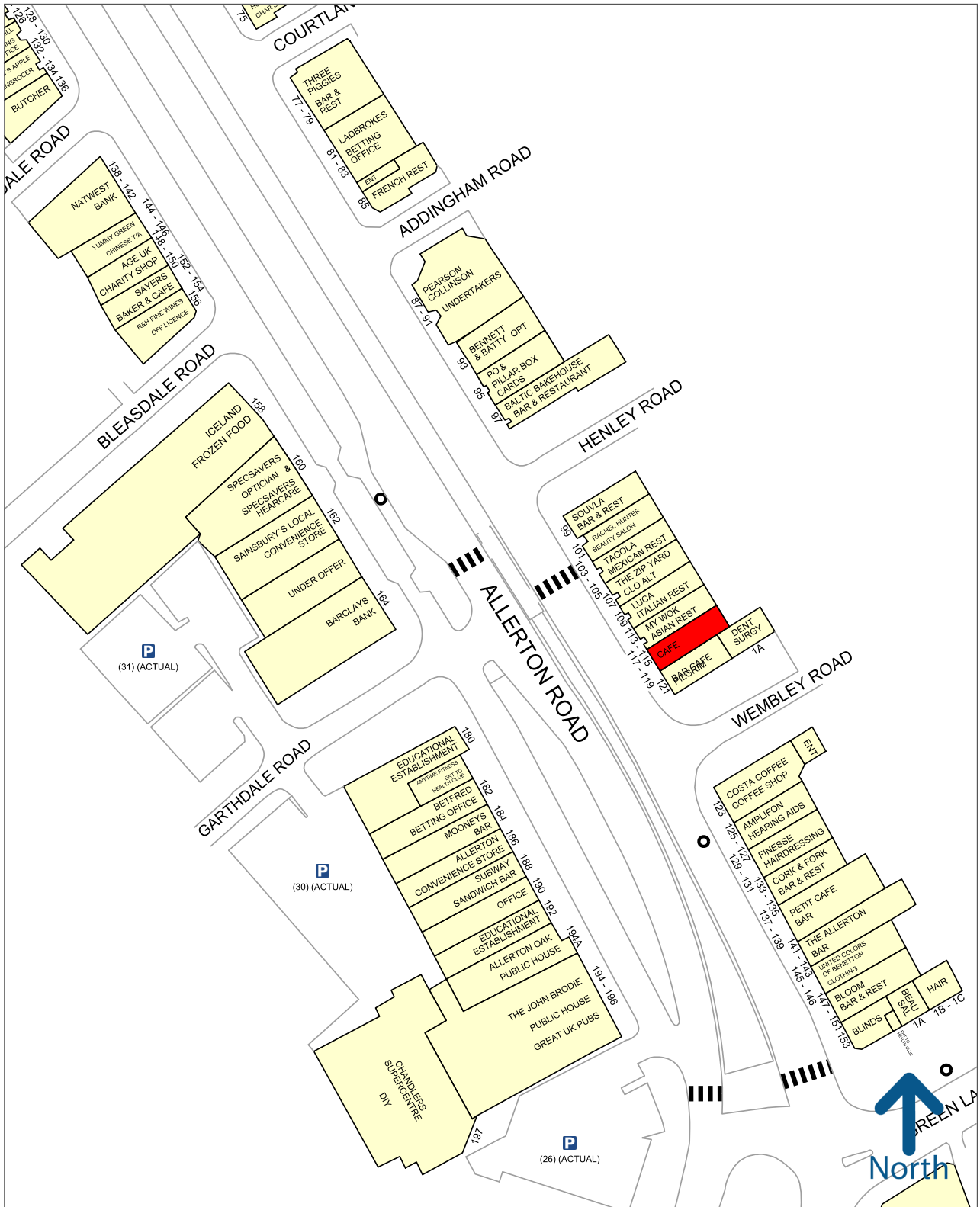
For viewing and further information please contact John Barker or Alana Finn of Hitchcock Wright & Partners.

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              alanafinn@hwandp.co.uk

Subject to Contract  
Details Prepared June 2024



# 117 Allerton Road, Mossley Hill, Liverpool L18 2DD



50 metres



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Experian Goad Plan Created: 30/05/2024  
 Created By: Hitchcock Wright and Partners

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