

TO LET

£16,000 per annum



51 Allerton Road, Woolton, Liverpool L25 7RE

LOCATION

The subject premises are located within Woolton Village which is situated approximately 5 miles south of Liverpool City Centre and is easily accessible from Menlove Avenue (A5562). Woolton Village is a busy shopping location benefitting from on-street parking provision and a large affluent residential population within walking distance. Unlike many High Street locations, the majority of nearby occupiers are independent traders which adds to the charm and character of the Village

DESCRIPTION

The property comprises of a sales area with stud partitions, kitchen, storage and W/C facilities. The premises benefits from steel roller shutters, and nearby street parking. Surrounding occupiers include Waterfield's Bakery, Sainsburys, Williams Hill and many independent retailers.

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 Total	97.49 sq.m.	1,049 sq.ft.
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TERM

A new full repairing and insuring lease for a term of years to be agreed.

RENT

£16,000 per annum.

VAT

The property is not elected for VAT.

BUSINESS RATES

The property has been assessed as having a rateable value of £12,500 as at the 1st April.

EPC

Certificate Number: 9574-2871-0610-5918-7206
Energy Performance Asset Rating: D

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 Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract
Details Prepared August 2024



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