

FREEHOLD INVESTMENT FOR SALE BUSINESSES UNAFFECTED

£195,000



62/62A Allerton Rd, Woolton Village, Liverpool L25 7RG

SITUATION AND DESCRIPTION

Woolton Village is a popular affluent suburb of Liverpool situated approximately 5 miles south of the city centre. Beatles connections can be found locally including Strawberry Fields and the resting place of Eleanor Rigby. The commercial centre of the village is supported by Sainsbury's and Tesco Supermarkets with a mix of regional and independent occupiers creating a strong and vibrant centre for retail, commercial, food & beverage occupiers servicing the requirements of the immediate village / Woolton population but also attracting customers from surrounding areas.

The property is located on the north side of Allerton Road between its junctions with Garden Street and St Mary's Street. Occupied by Diva Hairdressing and Retreat Beauty Salon amongst barbers, hair and beauty salons, restaurants, coffee shops and estate agents all adding to the charm and character of the village.

TENURE

The property is held freehold Title No. LA2770 subject to and with the benefit of tenancies.

62 Allerton Road (Ground Floor)

Diva Hairdressing - 6 year lease expiring 24th November 2025 at a rent of £9,000 per annum exclusive.

62A Allerton Road (First Floor)

Retreat Beauty Salon - 6 year lease expiring 31st August 2028 at a current rent of £6,600 per annum exclusive.

Total Rent Roll - £15,600 per annum

Tenants full repairing terms with the exception of the roof which is the responsibility of the freeholder along with the payment of Buildings Reinstatement Insurance.

PRICE

The Vendor is seeking offers for their freehold interest subject to and with the benefit of tenancies in the sum of £195,000 (One Hundred and Ninety Five Thousand Pounds).

VAT

The property is not elected for VAT.

UNIFORM BUSINESS RATES

The property is currently assessed as follows:-

62 Allerton Road - Rateable Value as at the 1st April 2023	- £7,700
62A Allerton Road Rateable Value as at the 1st April 2023	- £5,400

ENERGY PERFORMANCE CERTIFICATE

Ground floor 60 Allerton Road	-	Energy Rating B
First Floor 60A Allerton Road	-	Energy Rating C

The certificate is valid under February 2030

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.

Tel. No. 0151 227 3400
E-mail: johnbarker@hwandp.co.uk

Subject to Contract
Details Prepared October 2024



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