

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£9,950 per annum



25 County Road, Liverpool, Merseyside L4 3QA

LOCATION

The subject premises occupy a prominent position fronting County Road (A59) approximately three miles north of Liverpool City Centre. County Road itself is a busy arterial route and remains popular with both national and local retailers. Other retailers in the immediate vicinity include B&M Bargains, Bet Fred and Superdrug.

ACCOMMODATION

The demised premises are arranged at ground floor only and benefit from roller shutters to the front elevation having the following approximate floor areas:-

Internal width	4.31 m	(14'4")
Maximum sales depth	10.8 m	(37'9")
Ground floor sales	49.01 sq m	(527 sq ft)
Kitchen	3.27 sq m	(35 sq ft)
Store	5.69 sq m	(61 sq ft)

All measurements are approximate and net of circulation space and toilet accommodation etc.

LEASE

The premises are available by way of a new lease drafted on effective full repairing and insuring terms for a term to be agreed.

RENT

£9,950 inclusive of VAT.

VAT

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

BUSINESS RATES

We are advised that the premises have been assessed as having a rateable value of £5,800 from 1st April 2023.

EPC

Certificate No. 6303-8335-3887-4432-1986
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 Sam Pearce of Hitchcock Wright & Partners.

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Subject to Contract

Details Prepared March 2025



25 County Road, Liverpool, Merseyside L4 3QA

