

RETAIL TO LET

£16,500 per annum



53 Derby Road, Huyton, Liverpool L36 9UQ

SITUATION AND DESCRIPTION

Huyton is a popular town in the Knowsley Borough of Liverpool situated approximately 7 miles east of Liverpool City Centre with excellent access and communications to both the M57 and M62 Motorways serving the Huyton and Prescot surrounding population.

The property is centrally positioned on Derby Road adjacent to Halifax Bank, opposite Superdrug and a mixture of other occupiers including Hays Travel, Greggs Bakers, Waterfields Bakers, Dirty Sports, Heron Foods, Home Bargain and others. Ground floor premises with powered shutter, fully glazed shop front leading to open plan sales accommodation, rear storage, staff and toilet accommodation.

FLOOR AREAS

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

Internal Width	4.75 m	(15.6 feet)
Total Depth	12.45 m	(40 feet)
Total Net Area	55 sq.m.	(592 sq.ft.)

LEASE

The premises are available by way of a new full repairing and insuring lease for a period of 5 or more years to be agreed.

RENT

£16,500 per annum exclusive.

VAT

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

UNIFORM BUSINESS RATES

The premises have been assessed as having a rateable value of £15,000 per annum with effect from 1st April. Qualifying parties may benefit from small business rates relief. Interested parties are advised to make their own enquiries with the Rating Authority.

EPC

Certificate Number: 9764-6057-0150-0800-6891
Energy Performance Asset Rating: D-95

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.

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

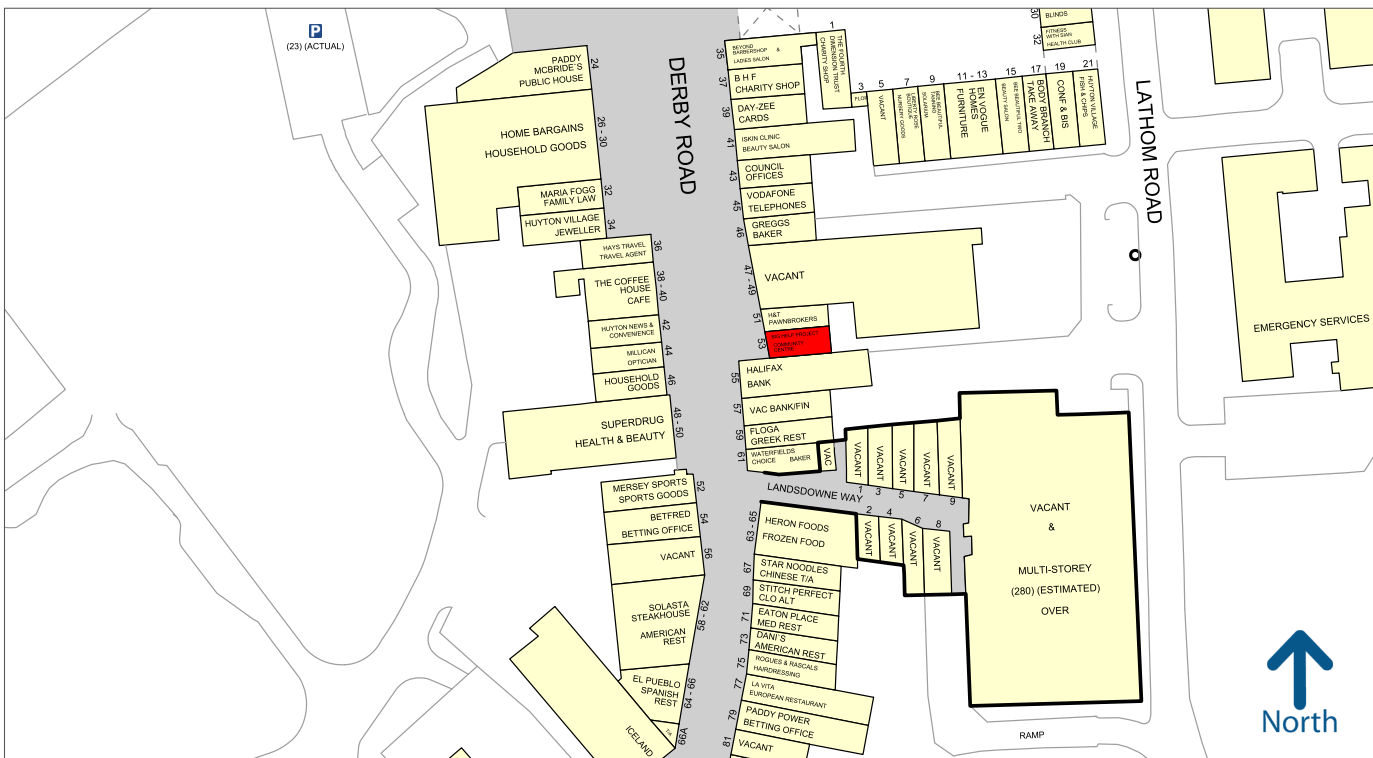
Subject to Contract
Details Prepared December 2024



53 Derby Road, Huyton, Liverpool L36 9UQ



Huyton



50 metres

Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

Experian Goad Plan Created: 02/12/2024
 Created By: Hitchcock Wright and Partners
 For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com