

# TO LET

## GROUND FLOOR RETAIL UNIT

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£15,000 per annum



## 44 Lawrence Road, Liverpool L15 0EG

### LOCATION

Lawrence Road is a well-established suburban destination located in Smithdown, approximately 2.5 miles from Liverpool City Centre. The area boasts a dense residential population and is recognized as a vibrant student hub, accommodating a large portion of Liverpool's university community. Numerous retailers, both independent and national, populate Lawrence Road, creating a varied commercial landscape. Nearby, are a range of amenities including restaurants, newsagents, hairdressers, and bars, enhancing the area's appeal as a lively commercial district. Benefitting from excellent public transportation links and convenient access to ample parking facilities nearby, Lawrence Road offers an ideal location for businesses seeking visibility and accessibility in a community setting. Situated amidst a bustling urban environment, this prime location offers convenient access to a diverse demographic and a robust footfall, ideal for a range of retail and commercial ventures.

### DESCRIPTION

The property is positioned on a prominent part of Lawrence Road at ground level. It features a well-maintained large shop front, a kitchen, a W/C, and a rear yard. The property benefits from UPVC double glazing, an air conditioning unit, and an electric roller shutter, making it suitable for various commercial uses. There is a basement accessed via a hatch which can be used for storage.

### 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	530 sq.ft.	(49.29 sq.m.)
Basement (approximately)	265 sq.ft.	(24.63 sq.m.)

### LEASE

The property is available by way of a new insuring lease for a term of years to be agreed.

### RENT

£15,000 per annum exclusive.

### VAT

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

### BUSINESS RATES

The premises have been assessed as having a rateable value of £7,300 per annum.

### EPC

TBC

### 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 July 2024



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