

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£8,750 plus VAT per annum



Unit 4, 311-319 Smithdown Road, Liverpool L15 0EB

LOCATION

The subject property is in a prominent position at the corner of Smithdown Road and Wellington Avenue directly opposite an Asda Superstore. Smithdown Road is a popular thoroughfare with other retailers in the vicinity including Aldi and numerous local traders serving the large surrounding residential population which includes a significant number of students.

DESCRIPTION

The shop is arranged at ground floor only and includes kitchen and toilet facilities at the rear. The unit benefits from an electric security shutter.

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 Sales	31.23 sq.m.	336 sq.ft.
Ground Floor Store	18.86 sq.m.	203 sq.ft.

TERM

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

RENT

£8,750 plus VAT per annum.

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 having a rateable value of £9,900 per annum from 1st April 2023.

EPC

Certificate Number: 8089-4442-3434-1980-4883
Energy Performance Asset Rating: C

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 May 2024



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