

TO LET

Ground Floor Retail Unit

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£10,500 per annum



255 Speke Road, Hunts Cross, Liverpool L25 0NN

LOCATION

The subject property is situated on Speke Road in the desirable suburb of Hunts Cross, approximately 9 miles east of Liverpool City Centre. It is well-connected to surrounding areas, including Woolton, Halewood, and Speke. The location benefits from excellent transport links, with its own railway station providing direct access to Manchester and Liverpool, as well as being in close proximity to the M62 and M57 motorways. Nearby occupiers include a Coop supermarket, Post Office, Sayers, David Pluck, and a range of independent retailers.

DESCRIPTION

The premises consist of a ground floor retail unit featuring a large, glazed shop front, along with kitchen, WC facilities and stud-partition rooms. The property benefits from security alarm and fire alarm systems and would be suitable for a range of uses, including retail or office purposes.

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	40 sq.m.	430 sq.ft.
Ground Ancillary	11.89 sq.m.	128 sq.ft.

TERM

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

RENT

£10,500 per annum.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £7,800 per annum. Qualifying tenants may benefit from small business rate relief. Interested parties are advised to make their own enquiries with their local council.

EPC

Available upon Request.

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 January 2025



255 Speke Road, Hunts Cross, Liverpool L25 0NN

