

# TO LET GROUND FLOOR

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£12,000 per annum



## 3 Speke Road, Garston, Liverpool L19 2JX

### LOCATION

Speke is a suburb of Liverpool situated approximately 8 miles southeast of the city centre. The property occupies a prominent position at the cross road junction between Speke Road and Church Road which is home to the local town market along with various local independent shops. The surrounding area includes various national retailers such as Lidl, Iceland, Card Factory, Post Office, and Dunelm. The nearest train station is a 3-minute drive and Liverpool Airport is a 9-minute drive making it highly accessible.

### DESCRIPTION

The subject property is of traditional brick construction forming a rectangular unit with a large double glazed shop front window. The main sales accommodation is in good condition with partitioned offices which have access to the rear yard. The premises benefits from external roller shutters.

### 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 | 54 sq.m. | 581 sq.ft. |
|--------------|----------|------------|

### RENT

£12,000 per annum exclusive.

### VAT

The property is not elected for VAT.

### BUSINESS RATES

The premises have been assessed having a rateable value of £5,200 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

Certificate Number: 6682-5795-5569-6663-7583  
Energy Performance Asset Rating: D

### 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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alanafinn@hwandp.co.uk

Subject to Contract

Details Prepared October 2024



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