



TO LET

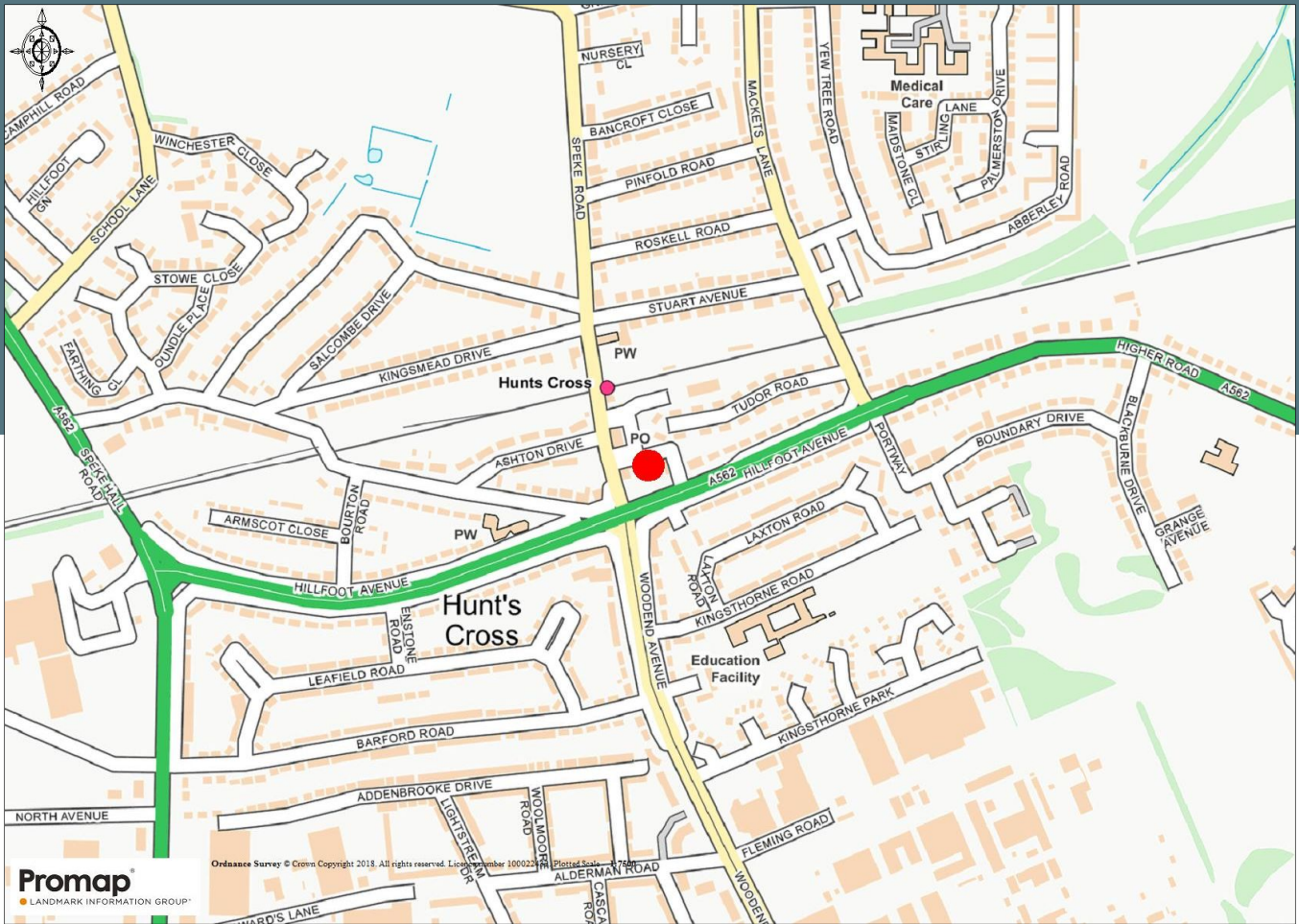
RETAIL SHOP UNIT

554 sq.ft. (51.47 sq.m.)

285 Speke Road, Hunts Cross, Liverpool, L25 0NN

- Prominent ground floor takeaway premises
- Sits on the junction with Hillfoot Avenue approx. 6 miles south of Liverpool City Centre
- Ample on site car parking
- Other tenants include TSB Bank, Sayers Bakers, Co-op Foodstore and David Pluck Bookmakers

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Areas

Ground Floor 554 sq.ft. (51.47 sq.m.)
First Floor 300 sq.ft. (27.87 sq.m.)

Planning

Property benefits from A5 takeaway planning use.

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£18,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value £10,500

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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