

RETAIL UNIT TO LET (MAY SPLIT)

101-103 LONDON ROAD
LIVERPOOL, L3 8JA



LOCATION

The property is located on London Road within the prominent Arndale House. London Road is a busy shopping destination due to its accessibility by car and train, plus its close proximity to University Buildings and the Royal Liverpool Hospital. Nearby retailers include Tesco, T J Hughes, Costa Coffee, Subway, Sayers bakers, Benson for Beds and Boots the chemist, amongst others.

DESCRIPTION

The subject premises comprises of ground floor retail unit with ancillary accommodation at the rear. The unit has rear service access and also benefits from electronically operated roller shutters. There is a public car park to the rear.

This location benefits from the footfall created by the neighbouring retailers and from the large student population located at Arndale House

ACCOMMODATION

The premises comprises of the following approximate floor areas/dimensions:-

Unit A	125 sq m	1,345 sq ft
Unit B	115.1 sq m	1,238 sq ft
Total	140.1 sq m	2,583 sq ft

RENT

£35,000 per annum.

LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

We are advised the premises have been assessed for rating purposes as follows:-

Current Rateable Value: £18,000

As of April 2017: £18,750

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

EPC

EPC Certificate Reference Number:
0890-2814-6130-0600-2903

Energy Performance Asset Rating: B-43

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Sean Collins-Jones at Hitchcock Wright & Partners. Ref: MRK/SCJ.

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Subject to Contract

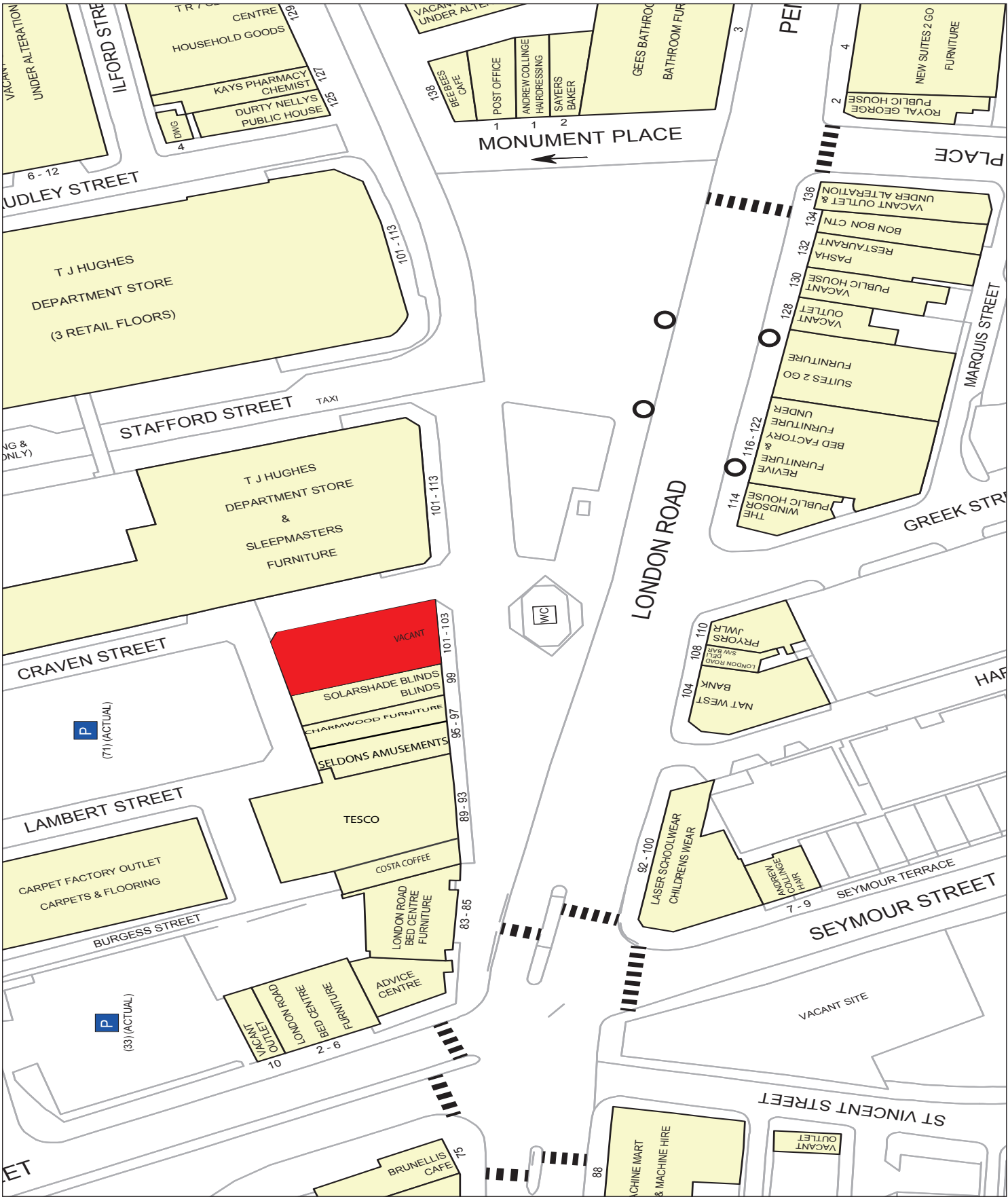
Details Updated March 2017

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