

# RETAIL UNIT TO LET (MAY SPLIT)

## 374-376 SMITHDOWN ROAD

## LIVERPOOL L15 5AN



### LOCATION

The subject property is in a prominent corner position at the junction of Smithdown Road and Penny Lane. Smithdown Road is a busy thoroughfare linking Liverpool City Centre with South Liverpool and beyond. Nearby occupiers include Cash Converters, The Tavern Company, Oxfam and Marshalls Estate Agents. There is a large surrounding residential population which includes a significant number of students. On street parking is available on Penny Lane.

### DESCRIPTION

The premises comprise of a ground floor retail unit most recently used as a kitchen showroom. The unit is split into two parts with a connecting doorway and can be let as a whole or two independent units. At the rear there is storage space, kitchen and w/c's.

### ACCOMMODATION

Unit 374		
Sales Area	44 sqm	468 sqft
Rear Store	14 sqm	147 sqft
Unit 376		
Sales Area	72 sqm	775 sqft
Rear Store	10 sqm	104 sqft

### TENURE

The premises are available by way of a new effective fully repairing and insuring lease for a term of years to be agreed.

### RENT

£25,000 per annum exclusive of rates, service charge and VAT.

### BUSINESS RATES

We understand from our enquiries of the VOA website the premises are assessed for rates as follows:-

Rateable Value: £7,400 (Unit 374), £10,000 (Unit 376)

### EPC

EPC Certificate Ref. No. TBC

Energy Performance Asset Rating: TBC

### 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. The building is not currently registered for VAT.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact:

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### Subject to Contract

Details Prepared May 2016

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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