

TO LET BY ASSIGNMENT

47/49 BOOKER AVENUE, LIVERPOOL, L18 4QZ



LOCATION & DESCRIPTION

Prominent detached property within an established suburban retail parade serving the surrounding residential areas of Aigburth and Mossley Hill close to West Allerton Merseyrail Station with other occupiers including Florists, Newsagents, Boots Chemist, Bargain Booze and Coopers Café Bar amongst other Hair Salons, Beauticians etc.

A detached property of traditional brick construction beneath slate covered pitched roof. The premises have been confined to form ground floor bank premises with first floor offices, former residential accommodation and single storey garage to the rear.

ACCOMMODATION

47 Booker Avenue (approx.)

Ground Floor	60.25 sqm	650 sqft
Strong Room	14.7 sqm	158 sqft
First Floor	46.2 sqm	500 sqft

49 Booker Avenue (approx.)

Ground Floor	66.64 sqm	718 sqft
First Floor Flat	57 sqm	615 sqm

Combined total Ground Floor (approx.)	152 sqm	1,630 sqft
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*Floor plans available upon request.

TENURE

The premises are held under two separate leases as follows:-

47 Booker Avenue – 20 year lease from the 8th November 2017 drafted on tenants FRI Terms (subject to a schedule condition) subject to a tenants option to break at the 15th anniversary of the term (November 2022). Rent passing £12,850 per annum exclusive. Rent Review dates 2014, 2019, 2024. Use A1 retail, A2 financial services, A3, A4, A5 and B1 or D1.

49 Booker Avenue – full repairing and insuring lease from the 25th November 2010 for a period of 17 years expiring November 2027. Rent passing £8050 per annum subject to review in 2015, 2020 and 2025. Tenants option to break effective from 7th November 2022. Use Class A2 financial services or A1 retail.

BUSINESS RATES

The premises have been assessed for purposes of uniform business rates having a rateable value effective from 1st April 2017 of £21,250. Interested parties should make their own enquiries with the local rating authority.

PREMIUM

Premium offers are sought for assignment of the leases subject to superior landlords consent and contract in the normal manner.

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.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Sean Collins-Jones , Hitchcock Wright & Partners. Ref: JCB/SCJ. Tel. No. (0151) 227 3400

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Subject to Contract

Details Updated May 2017

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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