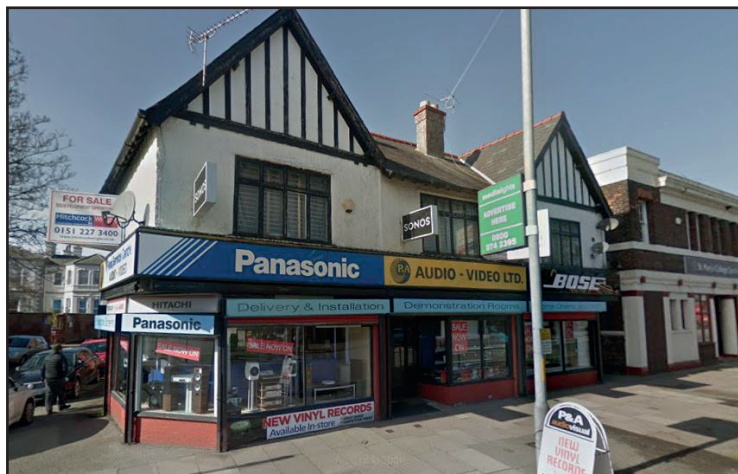


RETAIL UNIT FOR SALE

98 LIVERPOOL ROAD, CROSBY,
LIVERPOOL, L23 5TG

MAY SUIT OFFICE, CLINIC OR CONVERSION TO RESIDENTIAL SUBJECT TO PLANNING

REDUCED PRICE



ACCOMMODATION

The following floor areas have been calculated according to the RICS Code of Measuring Practice on a net internal area basis:-

Ground Floor	231.78 sqm	(2494 sq ft)
First Floor	235.81 sqm	(2537 sq ft)
Total	467.59 sqm	(5031 sq ft)

BUSINESS RATES

Interested parties should make their own enquiries with the business rates section of the local authority. Our own investigations of the VOA Website provide for a rateable value of £23,500 per annum.

LEGAL COSTS

Parties to be responsible for their own legal costs incurred in the transaction 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.

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 John Barker, Hitchcock Wright & Partners.

Tel. No. (0151) 227 3400 Fax. No. (0151) 227 3010

E-mail: mattkerrigan@hwandp.co.uk

johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared January 2020

LOCATION

The premises occupy a prominent position on Liverpool Road (A565) at the Claremont Road Junction. Liverpool Road is a busy commuter route from the city centre to Crosby and beyond. The surrounding properties are of mixed use including Merchant Taylors School and St Mary's College being either side and a car repair garage to the rear. Other nearby occupiers include leisure occupiers such as Crosby Comrades Club and Pioneer Bar and Brasserie. There are also a number of A1 retailers on the opposite side of the road.

DESCRIPTION

The property comprises of a traditional detached ground and first floor premises of red brick construction with a pitched slate roof. The property has most recently been used for the sale of video and audio equipment at ground floor with storage accommodation and technician rooms at first floor. The purchaser could occupy immediately or undertake alterations to split the property.

PURCHASE PRICE

£399,000

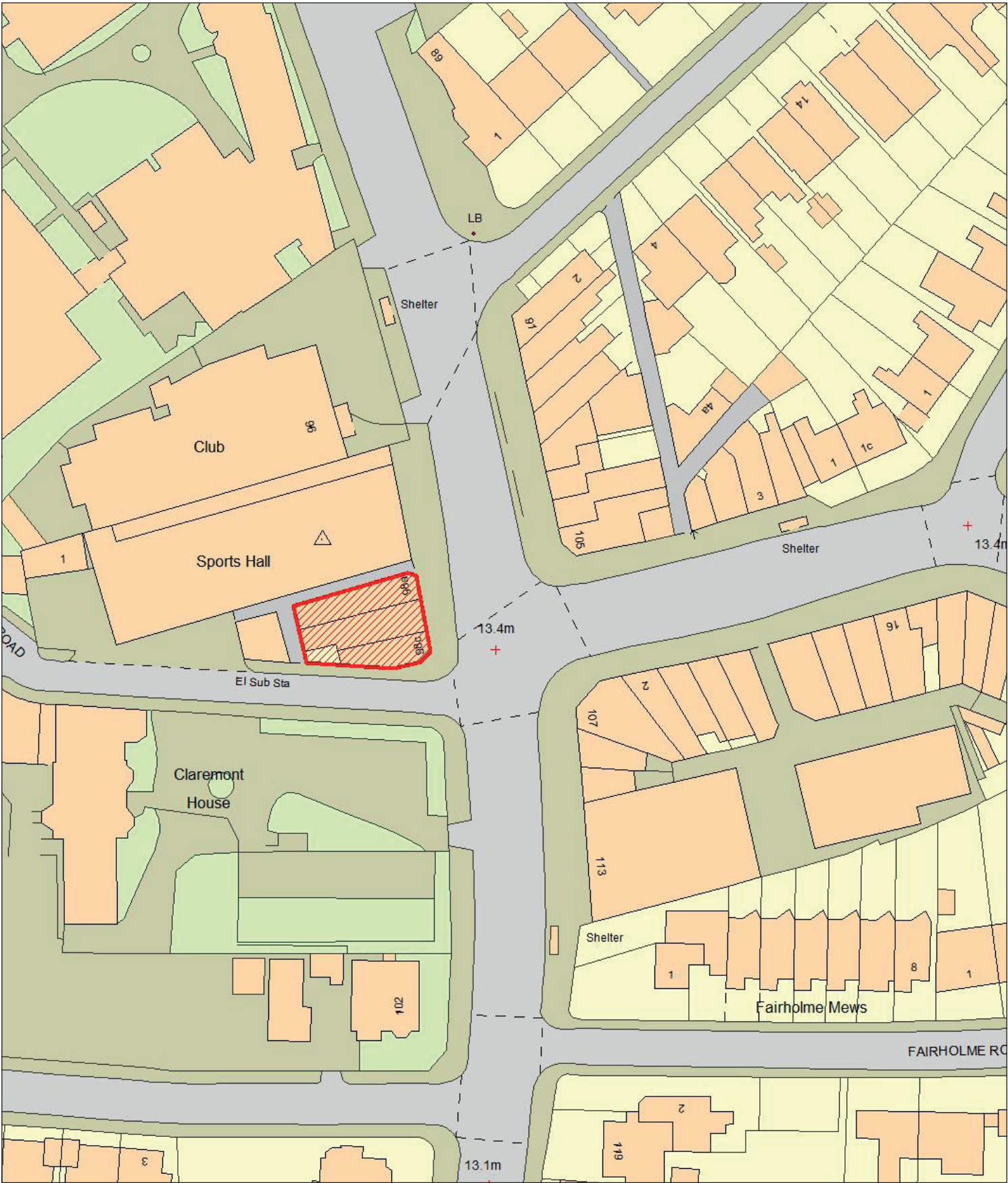
EPC

Available upon request.

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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