



Location

Huyton is a town in Merseyside located approximately 6 miles east of Liverpool.

The subject property comprises two story retail premises situated on a busy retail parade. Nearby occupiers include Costa Coffee, Asda, Wilkinson and Holland & Barrett.

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
Ground	1,015	94.3
First	656	60.9
Total	1,671	155.2

Lease

The premises are available by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£30,000 per annum exclusive

Planning

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £19,250
UBR (2020/21): 49.9p
Rates Payable: £9,600

There is currently a rates holiday for qualifying retail uses until June 2021. Interested parties should carry out their own investigations.

Legal Cost

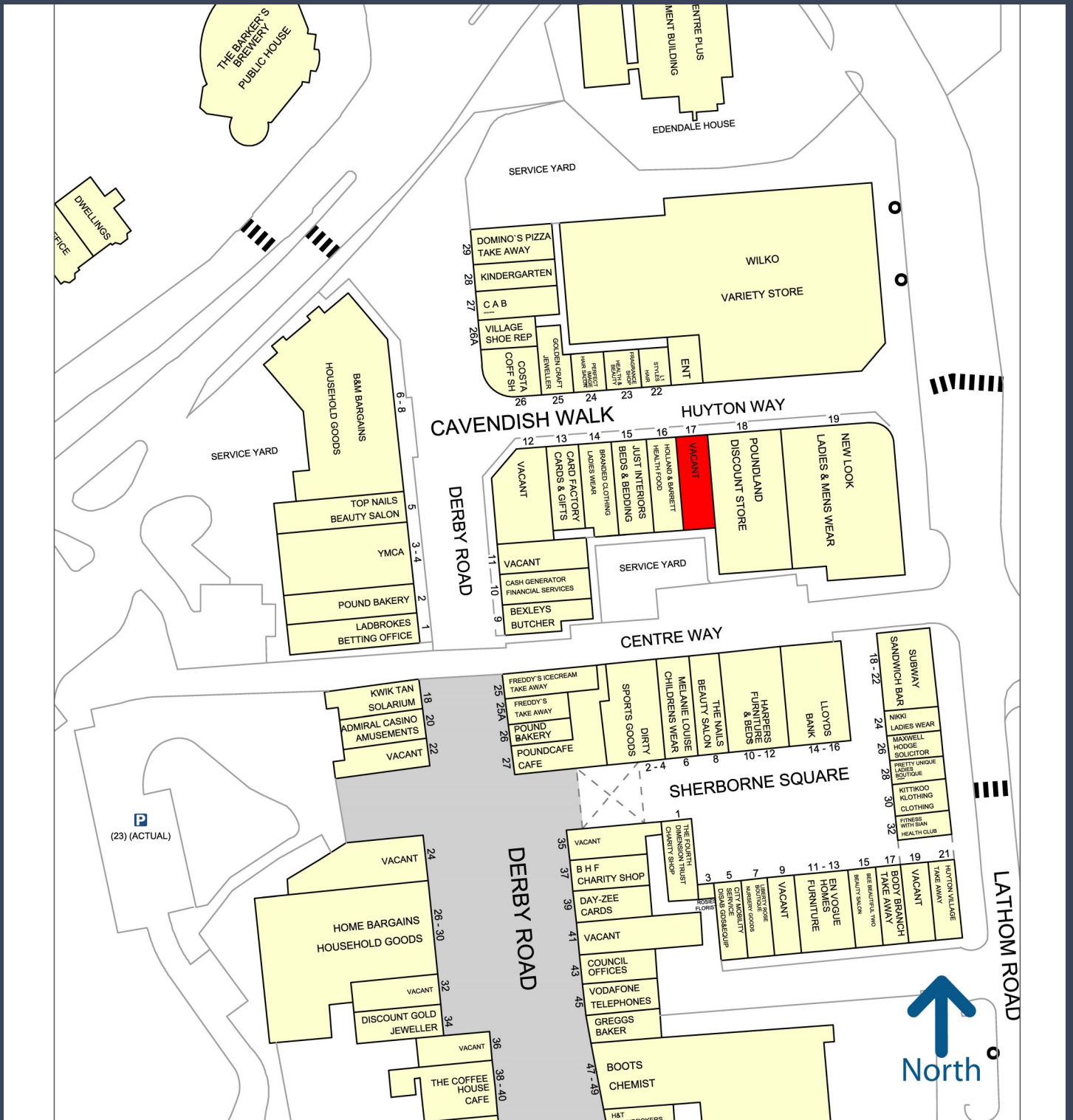
Each party to bear their own legal and professional costs incurred in any transaction.

EPC

The Energy Performance Asset Rating is C63. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.



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