



**barkerproudlove**  
retail property consultants

**Leeds Office:** 0113 388 4848

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## HIGH STREET PROPERTY / CLASS E

139 Hillfoot Road, Hunts Cross, L25 0ND



**Price:** Offers in the region of **£250,000**

**Total Floor Area**

3,020 Sq ft / 281 Sq M

**FOR  
SALE**

**Viewing strictly through the sole agent.**

Barker Proudlove

Simon Colley

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**In partnership with:**





**Location:**

Hunts Cross is an affluent suburb of Liverpool and is located to the South East of the City centre. The town is well connected with its own railway station on the Manchester to Liverpool route and in close proximity to the M62 & M57.

The subject property is very prominently located the junction of Hill Foot Avenue and Speke Road which is arguably one of the more prime pitches in the town.

Laid over ground, basement, first and second floors, this freehold sale represents a great redevelopment opportunity and would lend itself to a range of uses, subject to the necessary planning consents.

**Sale Price:**

Offers in the region of £250,000

**Tenure:**

Freehold with vacant possession.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b><u>Demise:</u></b>	<b><u>Sq Ft</u></b>	<b><u>Sq M</u></b>
Ground Floor	1,718	159.61
Basement	70	6.46
First Floor	446	41.43
Second Floor	786	73.02
<b><u>Total</u></b>	<b>3,020</b>	<b>280.52</b>

**Business Rates:**

The premises currently has a Rateable Value of £22,000. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating is TBC.

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date prepared:**

October 2022

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction*



