

To Let-Under Offer



Huyton

75 Derby Rod, L36 9UQ

Ground Floor Area: 872 sq ft (81.01 sq m)

Rent: £15,000 pax

Location & Description:

- Huyton, a popular town in the Knowsley Borough of Liverpool, is situated approximately 7 miles east of Liverpool City Centre boasting excellent access and communications to both the M57 and M62 Motorways.
- Located on Derby Road close to Betfred, Heron Foods and Iceland amongst others.
- A well presented ground floor retail property with ancillary area at first floor.

Demise:

Ground Floor 872 sq ft (81.01 sq m)
First Floor 557 sq ft (51.75 sq m)

Rent:

£15,000 per annum exclusive.

Lease:

A new FRI lease for a term of years to be agreed.

EPC:

Available on request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £14,000.

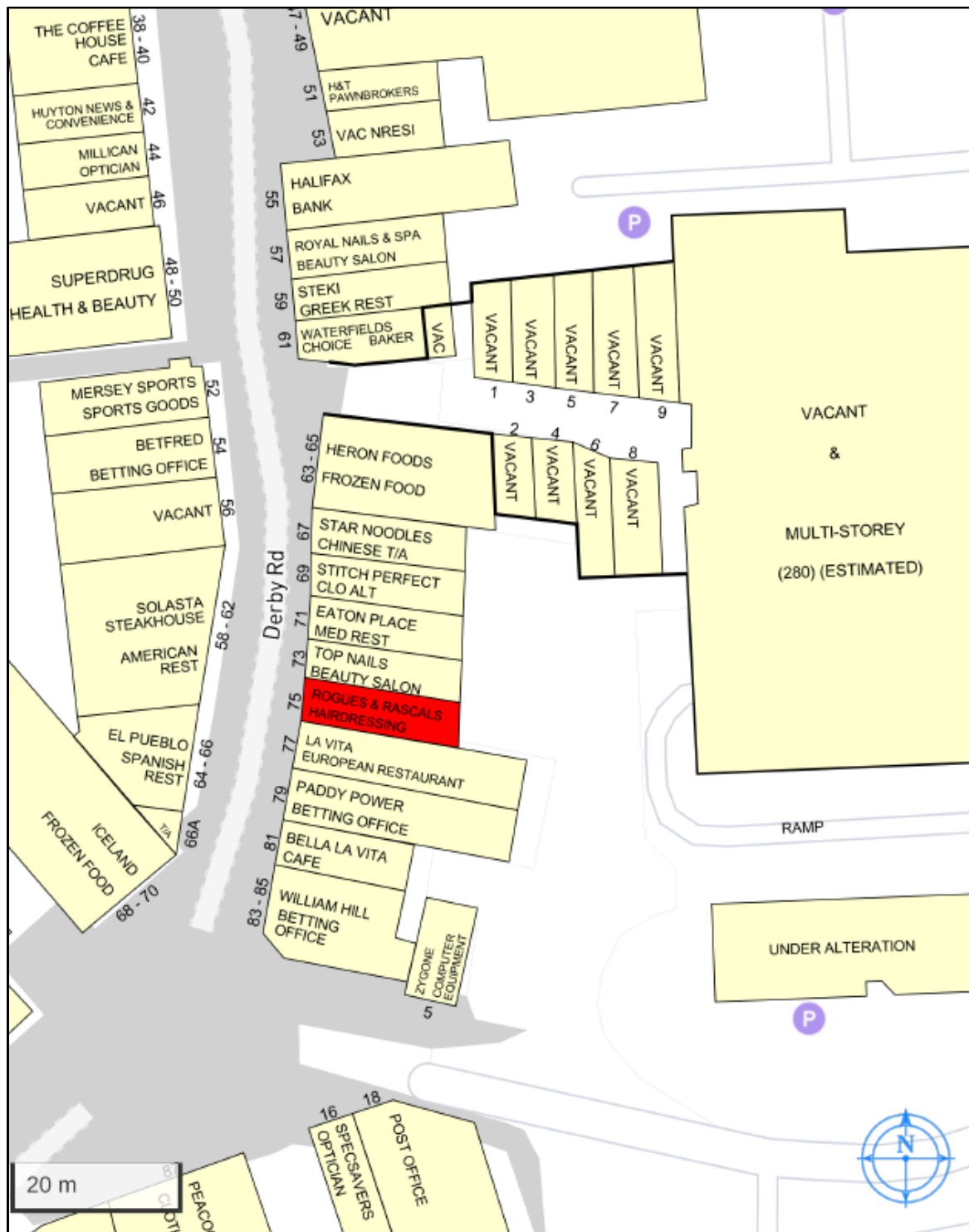
Date Prepared:

November 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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