

To Let



Huyton

67 Derby Road, L36 9UQ

Ground Floor Area: 771 sq ft (71.63 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 771 sq ft (71.63 sq m)
First Floor 515 sq ft (47.85 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 2026) - £11,250.

Date Prepared:

August 2026

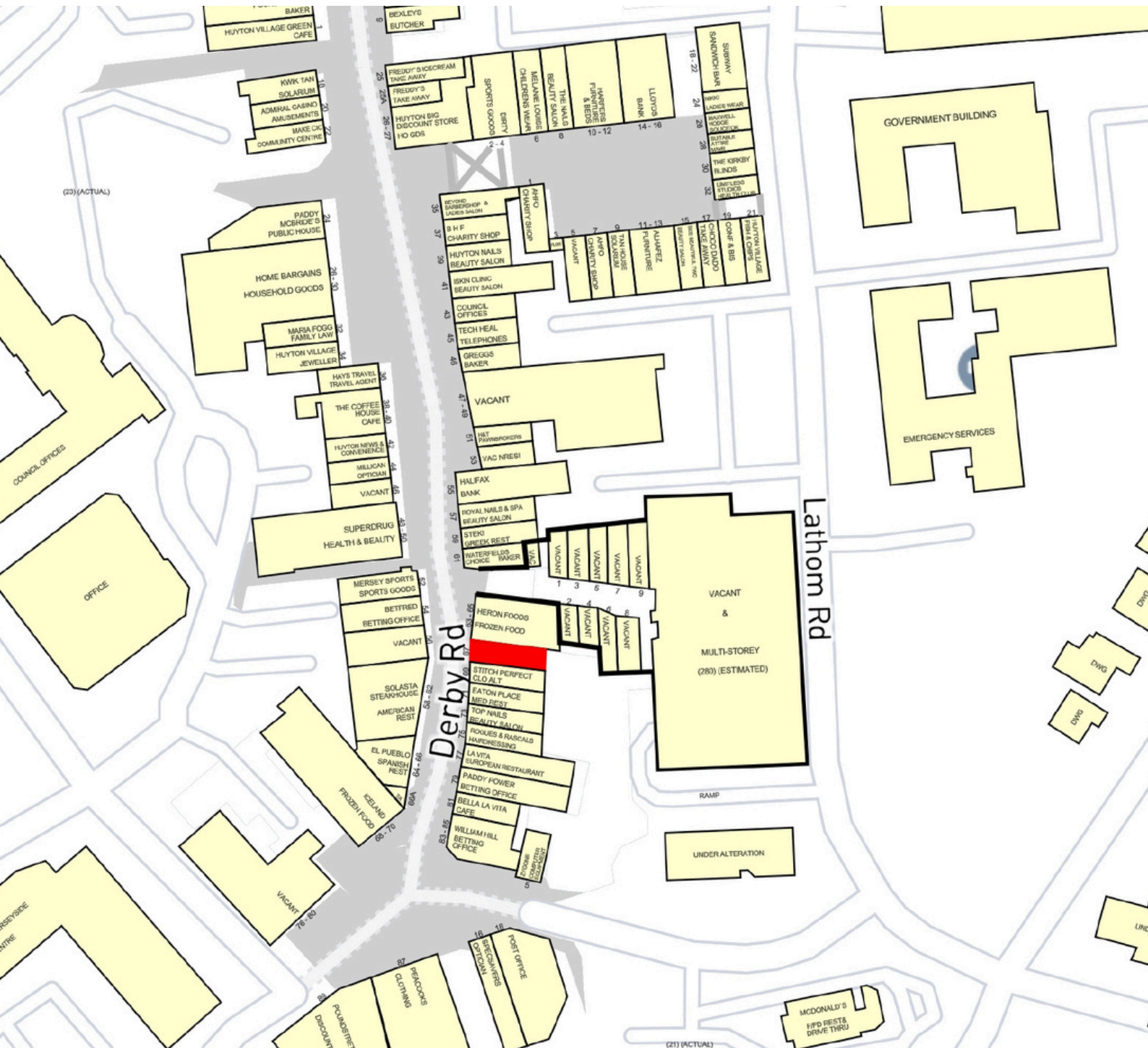
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Jon Lovelady

07717 661389

jon@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.