

HIGH STREET PROPERTY / CLASS E

51 South Road, Waterloo, Liverpool ,L22 5PE



Rent: £15,000 PA

Ground Floor Area

1,369 Sq ft / 127 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The subject premises are situated in a prominent location fronting South Road, Waterloo, in a well established suburban retail pitch, approximately 5 miles North of Liverpool City Centre.

Nearby retailers include a good mixture of Local and National operators including Home Bargains, Costa Coffee, Subway, Iceland and Greggs. The subject premises are located adjacent to JD Wetherspoon Public House.

The premises provide a self-contained retail unit over ground and first floor. All mains services are provided to the unit and are separately metered. The unit is fitted and benefits from a full cover first floor with stair access from the ground floor sales area, that could be utilised as sales.

Accommodation:

The subject premises have the following approximate areas/dimensions:

Demise:	Sq Ft	Sq M
Ground Floor Sales	1,369	127.18
First Floor Ancillary/Sales	1,342	124.69

Rent:

£15,000 per annum exclusive

Tenure:

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates:

The premises currently has a rateable value of £12,500. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - C

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:

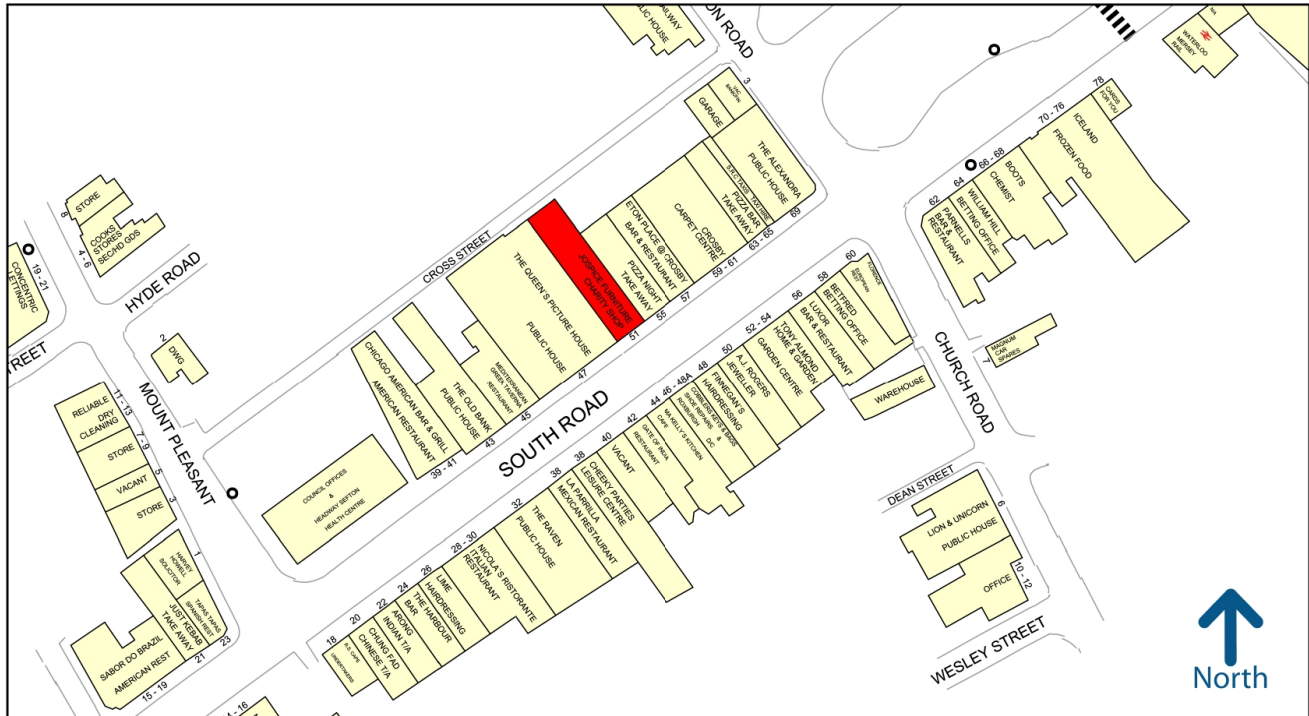
January 2022

Subject to Contract

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Waterloo (Merseyside)



Experian Goad Plan Created: 29/11/2017



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