

HIGH STREET PROPERTY / CLASS A1  
126-128 South Road, Waterloo,, Liverpool



**barkerproudlove**  
retail property consultants

**Rent: £25,000 PA**

**Area**

2,471 Sq ft / 230 Sq M

**WITHDRAWN**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

Waterloo is a suburb of Liverpool situated close to the A565 which runs between Liverpool and Southport and lies approximately 4 miles north of Liverpool City Centre.

The property is situated in a prominent position on South Road at its junction with Willoughby Road. The unit is within the well-established retail centre of Waterloo. The immediate area comprises a number of local and national occupiers including Home Bargains, Betfred, TSB, Bargain Booze, Greggs and William Hill.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	2471	229.56

**Rent:**

We are seeking rental offers in the order of £25,000 per annum exclusive.

**Tenure:**

Premises are held by way of a Full Repairing and Insuring Lease due to expire 23rd August 2021

**Business Rates:**

The unit has a 2017 rateable value assessment of £26,500

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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 - Available on request

**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:**

February 2020

Subject to Contract

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