

TO LET BY SUB LEASE

49 BOOKER AVENUE, LIVERPOOL, L18 4QZ



LOCATION & DESCRIPTION

Prominent semi-detached property within an established suburban retail parade serving the surrounding residential areas of Aigburth and Mossley Hill close to West Allerton Merseyrail Station with other occupiers including Florists, Newsagents, Boots Chemist, Bargain Booze and Coopers Café Bar amongst other Hair Salons, Beauticians etc.

A detached property of traditional brick construction beneath slate covered pitched roof. Ground floor in shell condition, former part bank premises with first floor self-contained former residential accommodation and parking to the rear.

ACCOMMODATION

49 Booker Avenue (approx.) gross internal areas:

Ground Floor	66.64 sqm	718 sqft
First Floor Flat	57 sqm	615 sqm

TENURE

49 Booker Avenue – full repairing and insuring lease from the 25th November 2010 for a period of 17 years expiring November 2027. Rent passing £8,050 per annum subject to review in 2015, 2020 and 2025. Tenants option to break effective from 7th November 2022. Use Class A2 financial services or A1 retail.

BUSINESS RATES

The premises are to be reassessed for business rates following works on the unit. Interested parties should make their own enquiries with the local rating authority.

PREMIUM

Premium offers are sought for assignment of the lease subject to superior landlords consent and contract in the normal manner or new sublease at a rent to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker, Hitchcock Wright & Partners. Ref: JCB.

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Subject to Contract
Details Updated March 2019

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