



## TO LET

3 Woodend Avenue, Hunt's  
Cross, Liverpool, L25 0NY

- Ground Floor Commercial Unit
- Well Established Commercial District
- Main Arterial Route
- Total Approx NIA: 47.5 sq.m (512 sq.ft)

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### Location

The property is located on Woodend Avenue within a well established commercial neighbourhood shopping district in Hunts Cross. Hunts Cross is located within South Liverpool and is approximately 9 miles south west of Liverpool City Centre. The property is prominently situated close to the main arterial traffic junction of Hillfoot Road (A562) and Woodend Avenue. The property connects to Speke Boulevard (A565) which provides one of the main arterial routes in to Liverpool City Centre to South Liverpool. The property also benefits from excellent transport links to Junction 1 of the M57 and Junction 6 of the M62 motorway network.

### The Property

The subject property comprises a double fronted ground floor commercial unit within a two storey mid terrace of traditional brick construction. Internally the premises benefits from a basic finish including plastered walls, screeded flooring, suspended ceiling incorporating recessed fluorescent strip lighting, 3 phase electricity supply and DDA compliant WC facilities. Externally the property benefits from double glazed aluminium framed frontage and kerbside parking provision.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

#### Net Internal Area

47.5 sq.m. (512 sq.ft.)

### Tenure

The premises are available to let by way of a full Repairing and Insuring Lease for a term to be agreed.

### EPC

Full report available upon request.

### Rates

Interested parties should make their own enquiry of Liverpool City Council`s Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

### Rent

£10,000 per annum

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

