

# To Let

Former Royal Bank of Scotland premises  
Hillfoot Road  
Hunts Cross  
Liverpool  
L25 0ND



## Description

The subject property is situated on Speke Road, Hunts Cross.

The property was most recently utilised as a bank and is arranged over ground floor only. The premises benefit from rear service access and a dedicated yard to the rear. On street parking is available immediately to the front. Hunts Cross railway station is located adjacent on Speke Road itself. Nearby occupiers include Co-op Food, Natwest and TSB Bank.

## Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,161	107.9
<b>Total</b>	<b>1,161</b>	<b>107.9</b>

## Rent

£19,750 per annum exclusive.

## Terms

Available by way of a new lease for a term of years to be agreed.

## Rates

Rateable Value: £12,000

2019/20 UBR: 49.1p

Interested parties should make their own enquiries with the Local Authority.

## Legal Costs

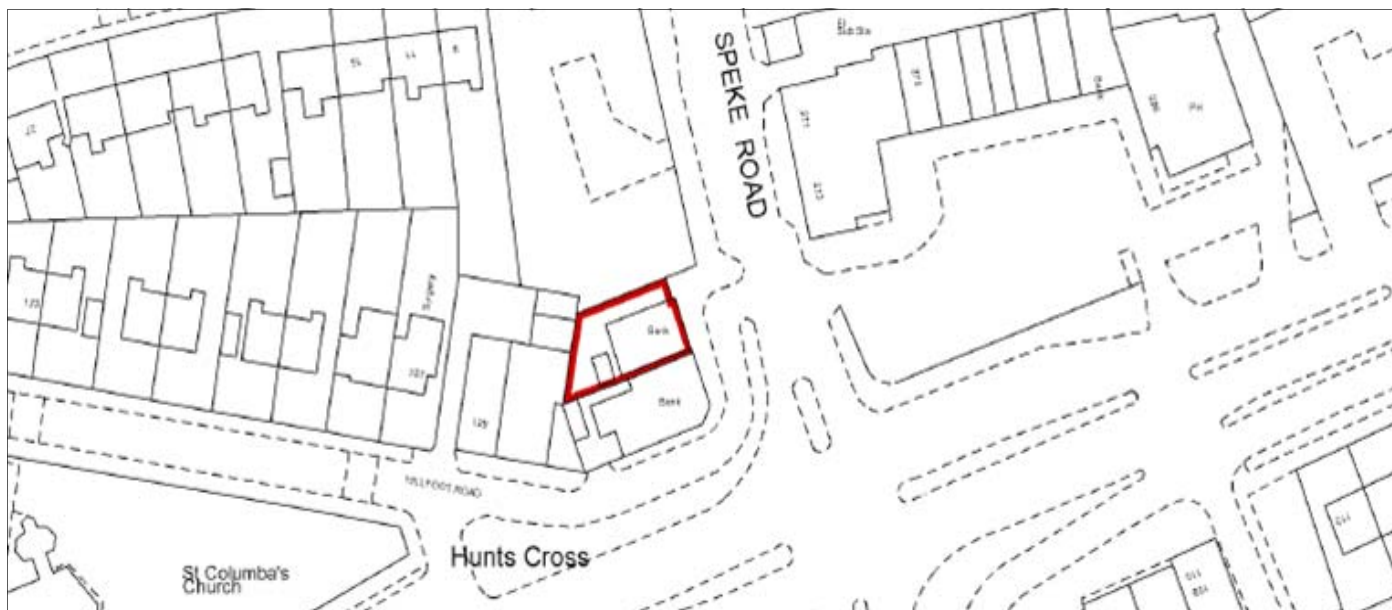
Each party to bear their own legal and professional costs incurred in any transaction.

## VAT

VAT, if applicable will be charged at the standard rate.

## EPC Rating

An Energy Performance Certificate is available upon request.



For further information or an appointment please contact:

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