

## UNDER OFFER

On the Instruction of Barclays Banking Group

## COMMERCIAL PREMISES FOR SALE

98-102 HILLFOOT AVENUE, HUNTS CROSS  
LIVERPOOL, L25 0NT



## LOCATION

Hunts Cross is situated Approx 8 miles south east of Liverpool city centre.

The premises are prominently situated at the junction of Hillfoot Avenue and Woodend Avenue and benefit from high volume of vehicular traffic in a busy suburb. The premises form part of a retail parade immediately adjacent to a Coral betting shop. Further operators in close proximity Llyods Pharmacy, Co-Op, Sayers, Shell petrol filling station, Natwest Bank.

## ACCOMMODATION

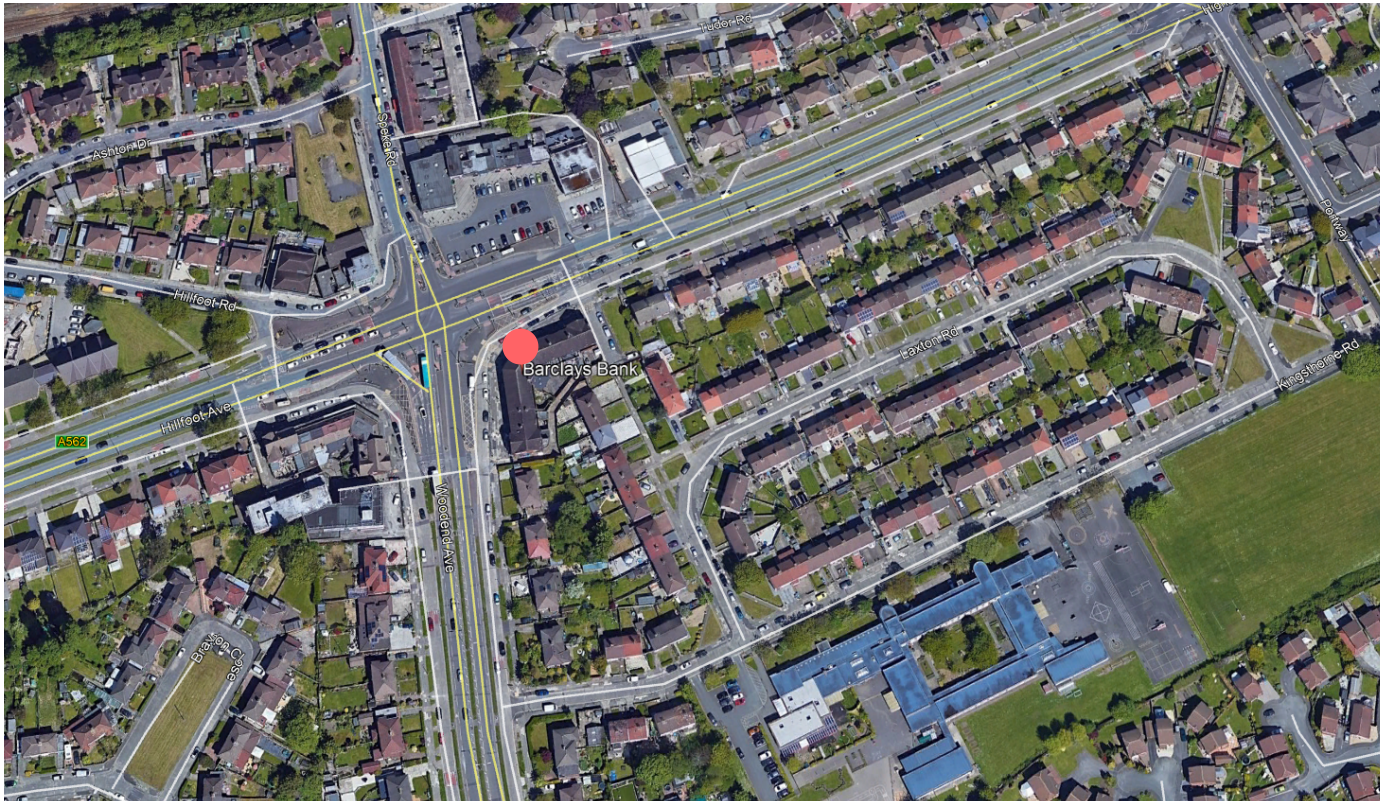
The premises are arranged over ground and basement floors comprising at the following approximate areas:

<b>Ground Floor</b>	2,280 sqft (211.83 sqm)
<b>Basement</b>	375 sqft (34.81 sqm)

## PRICE

Upon application.

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## RATES

We are advised the current rateable value for the premises is £21,750 per annum.

Interested parties are advised to verify this information by the Local Rating Authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

## CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf). We recommend you obtain professional advice if you are not represented.

## ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy  
Telephone: 0161 828 8789  
Mobile: 07841 661 990  
Email: [cmulloy@cheetham-mortimer.com](mailto:cmulloy@cheetham-mortimer.com)

## SUBJECT TO CONTRACT

AUGUST 2020

 @MRRETAILEXPERT 

[WWW.CHEETHAM-MORTIMER.COM](http://WWW.CHEETHAM-MORTIMER.COM)