

#### UNDER OFFER

On the Instruction of Barclays Banking Group

COMMERCIAL PREMISES FOR SALE

98-102 HILLFOOT AVENUE, HUNTS CROSS LIVERPOOL, L25 ONT



#### 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:

 Ground Floor
 2,280 sqft (211.83 sqm)

 Basement
 375 sqft (34,81 sqm)

#### PRICE

Upon application.

## cheetham&mortimer

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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).

#### 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\_psversion 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

#### SUBJECT TO CONTRACT

AUGUST 2020



WWW.CHEETHAM-MORTIMER.COM

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