

**Huyton**  
**41 Derby Road, L36 9UQ**

**Lambert  
Smith  
Hampton**



## Prominent Retail Unit

### Location

The property occupies a prime position on the pedestrianised high street, comprising a two storey retail unit with first floor office space.

National retailers located close by include Costa Coffee, Wilko's, Pound Bakery and Home Bargains.

### Schedule of Accommodation

The property is arranged over ground and first floors and provides the following approximate Net Internal floor areas:-

<b>Ground Floor</b>	127 Sq M	( 1,370 Sq Ft )
<b>First Floor</b>	131 Sq M	( 1,410 Sq Ft )

### Terms

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed. Alternatively flexible terms will be considered.

### Rent

Rental offers are sought in the region of £25,000 per annum.

### Rates

Rateable Value : £25,750

Uniform Business Rates Payable per annum (2019/20) : 49.1p

### VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

A full copy of the EPC is available upon request from the agents.

### Subject to Contract

### VIEWING DETAILS/FURTHER INFORMATION

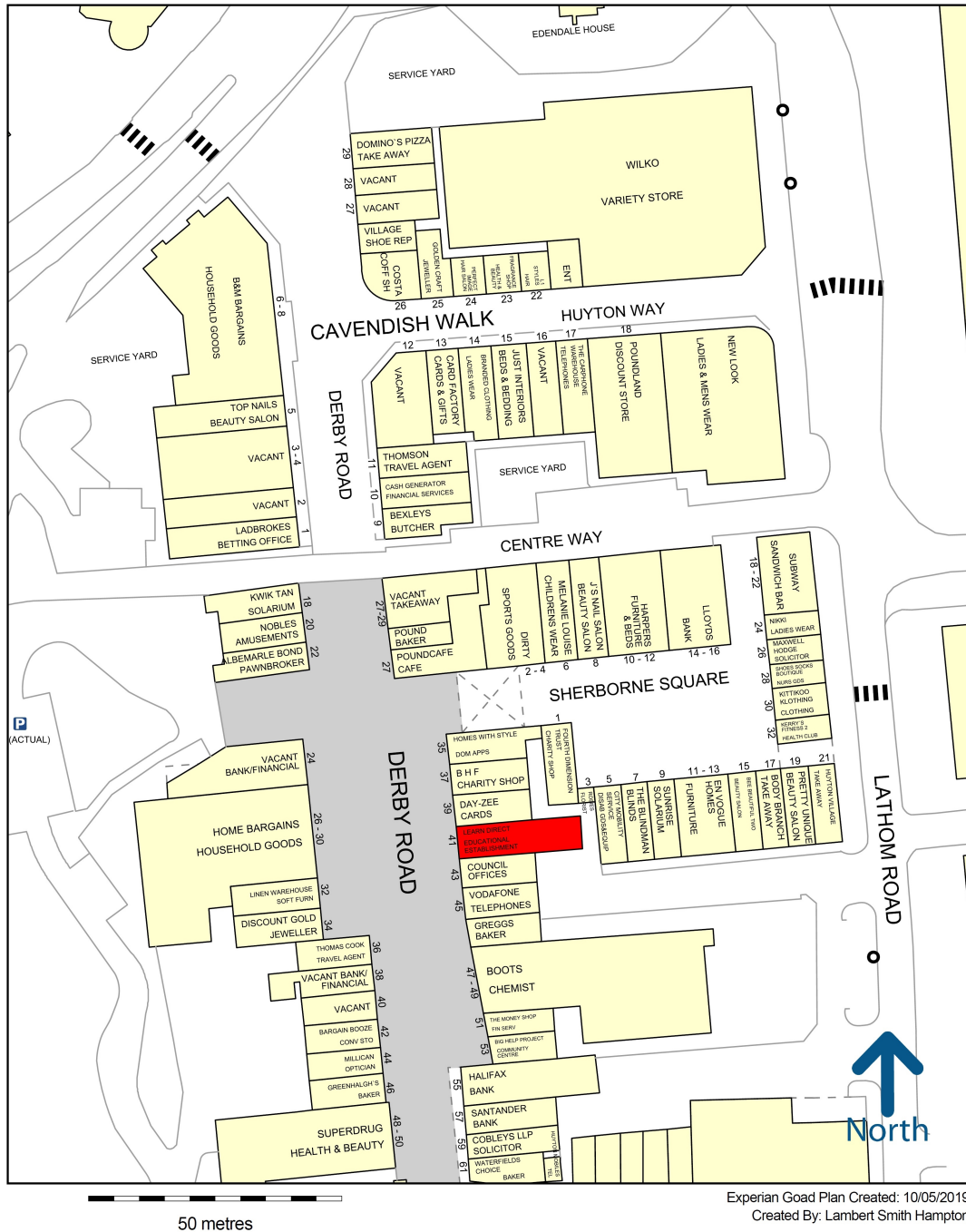
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