



TO LET/MAY SELL

**98-102 Hillfoot Road,
Liverpool, L25 0NT**

- Well Established Commercial District
- Suitable for a Number of Uses, subject to planning
- Main Arterial Route
- Total Approx NIA: 248.4 sq.m (2,673 sq.ft)

TO LET

98-102 Hillfoot Road, Liverpool, L25 0NT

Location

The property is located at the crossroads junction of Hillfoot Road and 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 occupies prominent corner position where there are retail and commercial premises fronting all four corners of the crossroads, including a small modern shopping precinct with pay and display car park on the opposite corner from the subject premises. The precinct includes a Co-op Food supermarket as well as a terrace of modern shop units and a public house. Also represented around the junction are a number of well established local occupiers including convenience stores, hair salons and barbers shop.

The Property

The subject property is a two storey mid terrace retail/office building which was originally used as a Bank. Internally the premises benefits from a shell state condition with capped services. Externally the property benefits from a semi hard frontage and unrestricted kerbside parking for approximately a dozen cars.

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:

Ground Floor

Net Internal Area: 220.2 sq.m (2,370 sq.ft).

Basement

Net Internal Area: 28.2 sq.m (303 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

We understand the property has a Energy Performance Rating of D.

Further details 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.

Rent

£32,500 per annum.

Guide Price

£250,000 for the leasehold interest; the residue term of 999 years from 1958 & 1956 with a peppercorn ground rent.

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)

