



78 South Road, L22 0LY

Reference number: WLO00301



 Size: 355 sq ft (32.98) sq m

 Location: Liverpool

 Rent: £7,400 Per Annum + VAT

 Type: Retail, Leisure

 Available From: Under Offer

 Local Authority: Liverpool City Council on 0151 233 3000

 Deposit: 3 months rent – subject to status

Property Description:

The property provides approximately 297 sq ft of ground floor retail space complete with shop frontage on to South Road. Internally the premises benefits from WC facilities, kitchen area and suspended ceiling with incorporated lighting. Services include mains water/drainage, electricity and gas.

- Next to Station
- WC
- Electricity/Gas

Location Description:

This property is located in the town centre of Waterloo approximately five miles north of Liverpool city centre. Access to the premises from the A565 Crosby Road North is via South Road, which is the main high street in Waterloo. The property is located close to the railway station, adjoining the Iceland supermarket.

Tenancy Agreement:

This is a three year tenancy agreement, where both the Landlord and tenant are able to serve six months notice to end the tenancy and where there is no automatic right to renew it on expiry. (This means that it is contracted-out of the security of tenure provisions of Sections 24-28 of the Landlord & Tenant Act 1954 Part II).

Solutions RPI:

Solutions RPI 1%

User Planning:

The premises have been used for both retail and leisure uses for many years. Other uses will be considered subject to the acquisition of planning consent.

Business Rates:

The rateable value of the property is £6,000. Please contact the local authority for details of the rates payable.

Contact:

Natasha Worthington

Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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