



## Location

Huyton is a town in Merseyside located approximately 6 miles east of Liverpool. The subject property forms part of Cavendish Walk, a 100,000 sq ft town centre shopping centre.

The property comprises two storey retail premises occupying a busy high street location. Nearby occupiers include Costa Coffee, B&M Bargains and Holland & Barrett.

## Description

The premises are arranged over ground and first floors providing the following approximate net internal floor areas:

Floor	Sq ft	Sq m
Ground	853	79.2
First	1,426	132.5
<b>Total</b>	<b>2,279</b>	<b>211.7</b>

## Term

The premises are available by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

£25,000 per annum exclusive

## Service Charge

Current service charge budget is £7,011 (2022)

## Planning

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £14,000  
**UBR (2020/21):** 49.9p  
**Rates Payable:** £6,986

Interested parties may benefit from rates relief and should make their own enquiries with the Local Authority in this regard.

## Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

## EPC

The Energy Performance Asset Rating is D. A certificate can be made available.

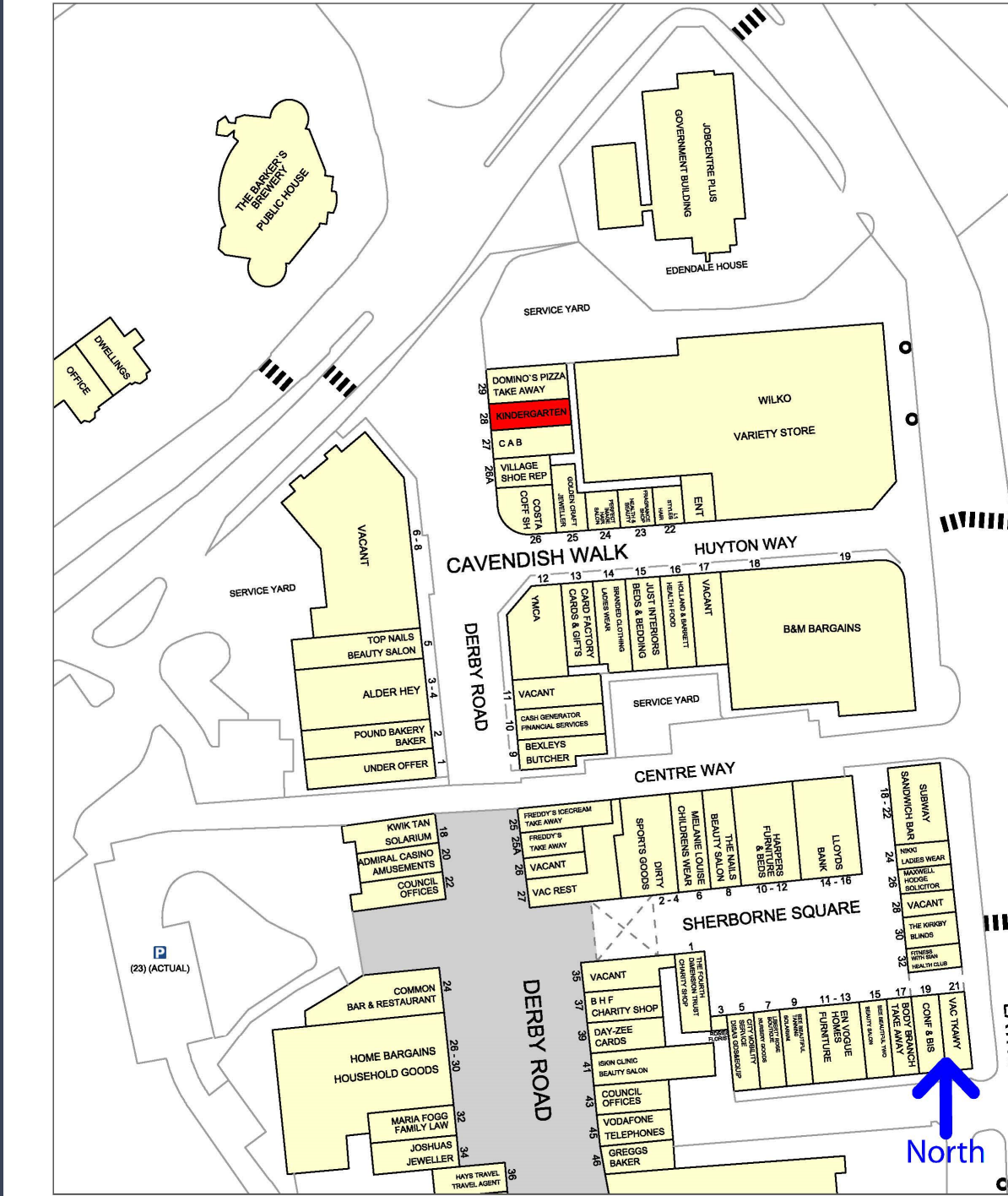
## VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:  
**Joel Lawson**

+44 (0)151 471 6735  
+44 (0)7799 478 507  
Joel.lawson@avisonyoung.com

**08449 02 03 04**  
avisonyoung.co.uk



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**Visit us online**  
**avisonyoung.co.uk**

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