

To Let

Unit 12 Cavendish Walk
Derby Road
Huyton
L36 9YG



Location

Huyton is a town in Merseyside located approximately 6 miles east of Liverpool.

Description

The subject property is located in a prime position on Derby Road. The property comprises two storey retail premises adjacent to a pedestrian thoroughfare to the high street. Nearby occupiers include Costa, Home Bargains, and Superdrug.

Accommodation

The premises provide the following approximate internal floor areas:

| Floor | Sq Ft | Sq M |
|--------------|-------|-------|
| Ground Floor | 2,128 | 197.7 |
| First Floor | 1,433 | 133.1 |
| Total | 3,561 | 330.8 |

Terms

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

Rent

£60,000 per annum exclusive.

Rates

The premises are assessed for rating purposes as follows:

| | |
|----------------|---------|
| Rateable Value | £44,250 |
| UBR 18/19 | 0.493 |

Interested parties should make their own enquiries with the Local Authority.

Legal Costs

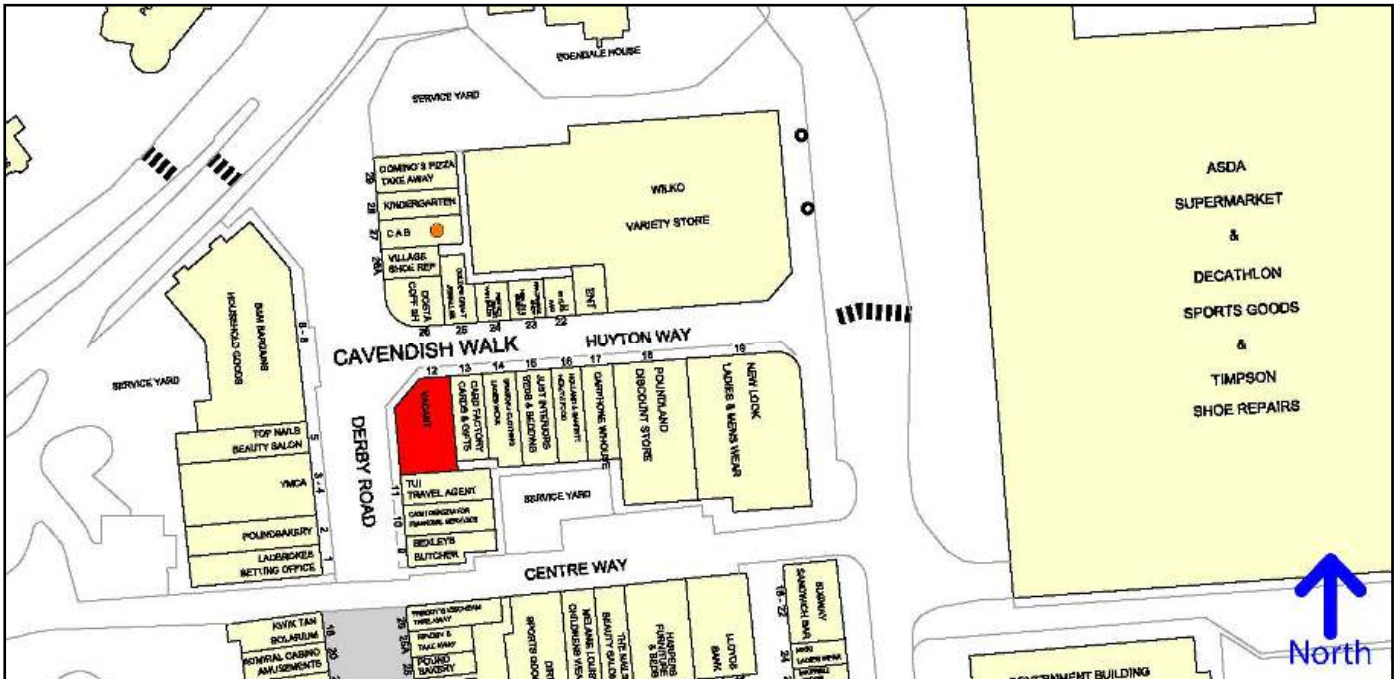
Each party to bear their own legal and professional costs incurred in any transaction.

VAT

VAT, if applicable, will be charged at the standard rate.

EPC Rating

An Energy Performance Certificate is available upon request.



For further information or an appointment please contact:

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Avison Young

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