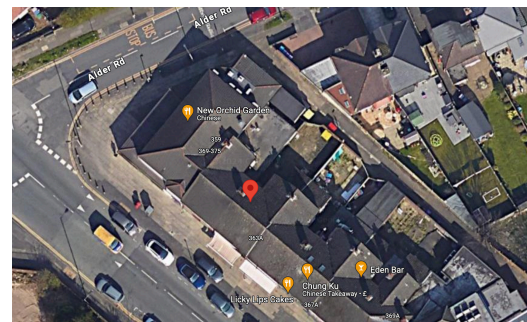


TO LET

363/363a Eaton Road, West Derby, Liverpool L12 2AH

Ground floor premises 51.6m² (555 sq ft) and flat



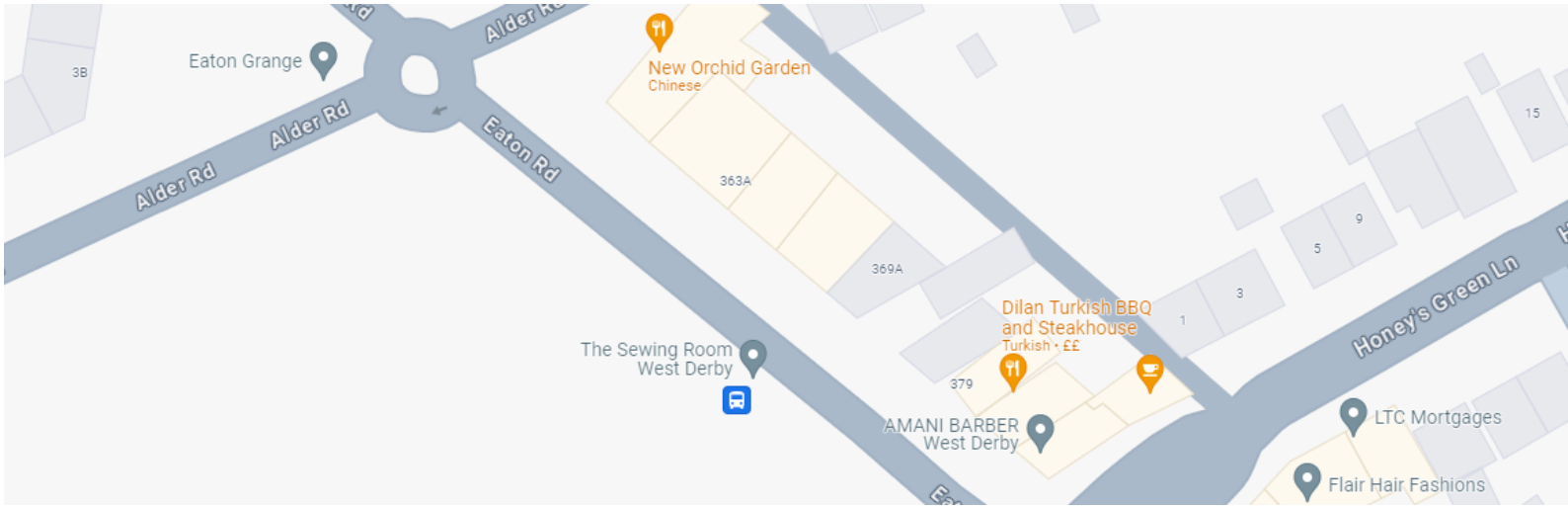
To Let – Ground Floor Retail / Self-Contained Two Bedroomed Flat

- Well established neighbourhood shopping district close to Alderhey Children's Hospital with new extensive developments.
- Ground floor shop with scope to extend or rear yard storage / car parking. Self-contained two-bedroomed flat



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property is located on Eaton Road in West Derby Village. The property is accessed off East Prescott Road (A57) which provides a main thoroughfare leading to the motorway network, the M57 and M62 towards Liverpool City Centre which is approximately 5.2 miles to the south west. It is directly opposite Alderhey Children's Hospital and the new Institute In the Park Alderhey, also close to the multistorey carpark within Alderhey hospital and a number of local occupiers including Cohen's The Chemist, New Orchard Garden Chinese, Dilan Turkish Steak House, Stan's Florist amongst other local occupiers.

Eaton Road is situated within a densely populated residential area with a range of schools within the local vicinity, golf courses, all within approximately a mile of the premises.

DESCRIPTION

The property provides a mid-two-storey premises providing ground floor with glazed shop frontage and a self-contained two bedroomed flat accessed off Eaton Road. There is a vehicle access to a car parking yard to the rear. Internally, the premises was occupied as a butchers for a number of years and is now vacant in a shell state ready for new fit out. The first floor flat provides bathroom, lounge, two bedrooms, double glazed, carpeted painted walls and requires a small programme of refurbishment.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M ²	SQ FT
Ground Floor Shop	51.60 m ²	555 ft ²
First Floor	Not Measured	

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value of £7,400.

PLANNING

We understand the property benefits from general Class E consents within the Use Classes Order.

PRICE

The premises is available at a rental of

£22,500 per annum

for the ground and first floor flat.

VAT

This is subject to confirmation.

LEGAL COSTS

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

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd
0151 319 2424
07702 131 701
Contact : Jonathan Owen

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**CALL OR EMAIL TO
 DISCUSS YOUR PROPERTY
 REQUIREMENTS IN
 FURTHER DETAIL**

JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR

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