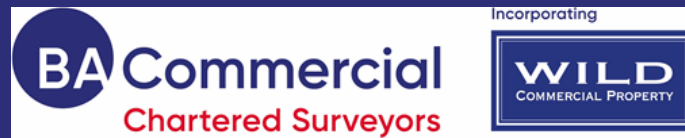


509A WEST DERBY ROAD

LIVERPOOL, L6 4BW



TO LET

- Shop to let fronting the busy West Derby Road
- Clean open sales area ready for occupation
- New shop front, suspended ceiling, painted plastered walls
- Suitable for a variety of uses including nail bar, sandwich shop, newsagent, pet supplies, off licence, phone accessories etc

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com



509A WEST DERBY ROAD

LIVERPOOL, L6 4BW

LOCATION

The property occupies a good retailing location fronting on to the busy West Derby Road. There are a number multiple retailers close by including Iceland, British Heart Foundation and Greggs.

The property can be more readily identified from the attached plan.

DESCRIPTION

The property comprises a ground floor sales with rear w/c.

The shop also benefits from a roller shutter.

ACCOMMODATION/AREAS

The property has the following approximate areas:-

UNIT	SQ M	SQ FT
Internal width	3.62 m (11'10")	
Sales depth	7.83 m (25'7")	
Ground floor sales	29.9	322

RENTAL

£625 per month

LEASE

Flexible terms available

RATES

The VOA website confirms the property has a Rateable Value of £3,600. Small business rates relief is available and interested parties are advised to contact the Local Rating Authority, Liverpool City Council, Business Rates Department to confirm no rates will be payable until at least April 2021.

EPC

The Energy Performance Asset Rating for this property is available on request.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

All prices quoted are exclusive of and are not liable to Value Added Tax.

INSURANCE

The proposed tenant will be required to pay a percentage of the building insurance. This will be £96.21 for 2020/21.

AGENTS 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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW June 2020

dan.wild@bacommercial.com

SUBJECT TO CONTRACT



Chester

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Grosvenor St, Chester, CH1 1XG

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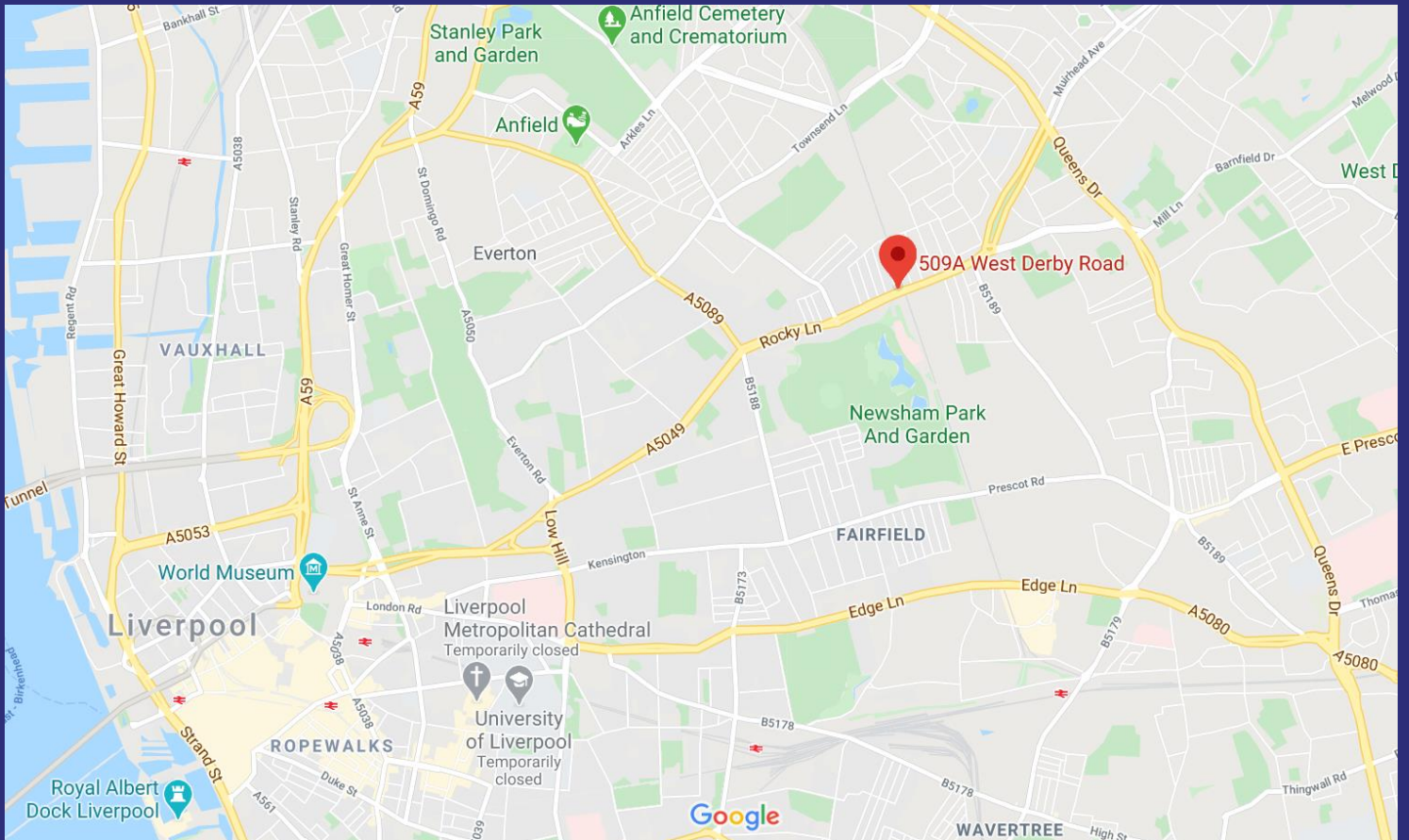
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509A WEST DERBY ROAD

LIVERPOOL, L6 4BW



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

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