

# GROUND FLOOR RETAIL UNIT TO LET

**Hitchcock & Wright**  
Partners  
CHARTERED SURVEYORS

£29,000 per annum



## 76 Allerton Road, Liverpool L18 1LW

### LOCATION

The ground floor shop premises are located on the west side of Allerton Road, close to its junction with Queens Drive. Allerton Road is the established retail and leisure location for Mossley Hill and Allerton, affluent South Liverpool suburbs approximately 4 miles south of Liverpool City Centre.

### DESCRIPTION

The premises occupy a prominent position on Allerton Road, close to other retailers including Hydro Care, Oxfam, Millicans Opticians and Hays Travel. Accommodation is fully fitted with suspended ceilings, lighting, floor coverings and heating, ready for occupation at an early date.

### ACCOMMODATION

|            |            |              |
|------------|------------|--------------|
| Sales Area | 57.7 sq.m. | 618.5 sq.ft. |
| Ancillary  | 23.5 sq.m. | 252 sq.ft.   |
| Total Area | 71 sq.m.   | 765 sq.ft.   |

### LEASE

The property is available by way of a new lease for 10 or more years drafted on tenants full repairing and insuring terms. Available from December 2026 or earlier by agreement.

### RENT

£29,000 per annum exclusive.

### VAT

Not VAT elected.

### UNIFORM BUSINESS RATES

The premises have been assessed as having a rateable value of £21,500 per annum with effect from 1st April 2026.

### EPC

Certificate Number: 1327-5542-1284-8173-5337  
Energy Performance Asset Rating: c:62

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400  
E-mail: [johnbarker@hwandp.co.uk](mailto:johnbarker@hwandp.co.uk)

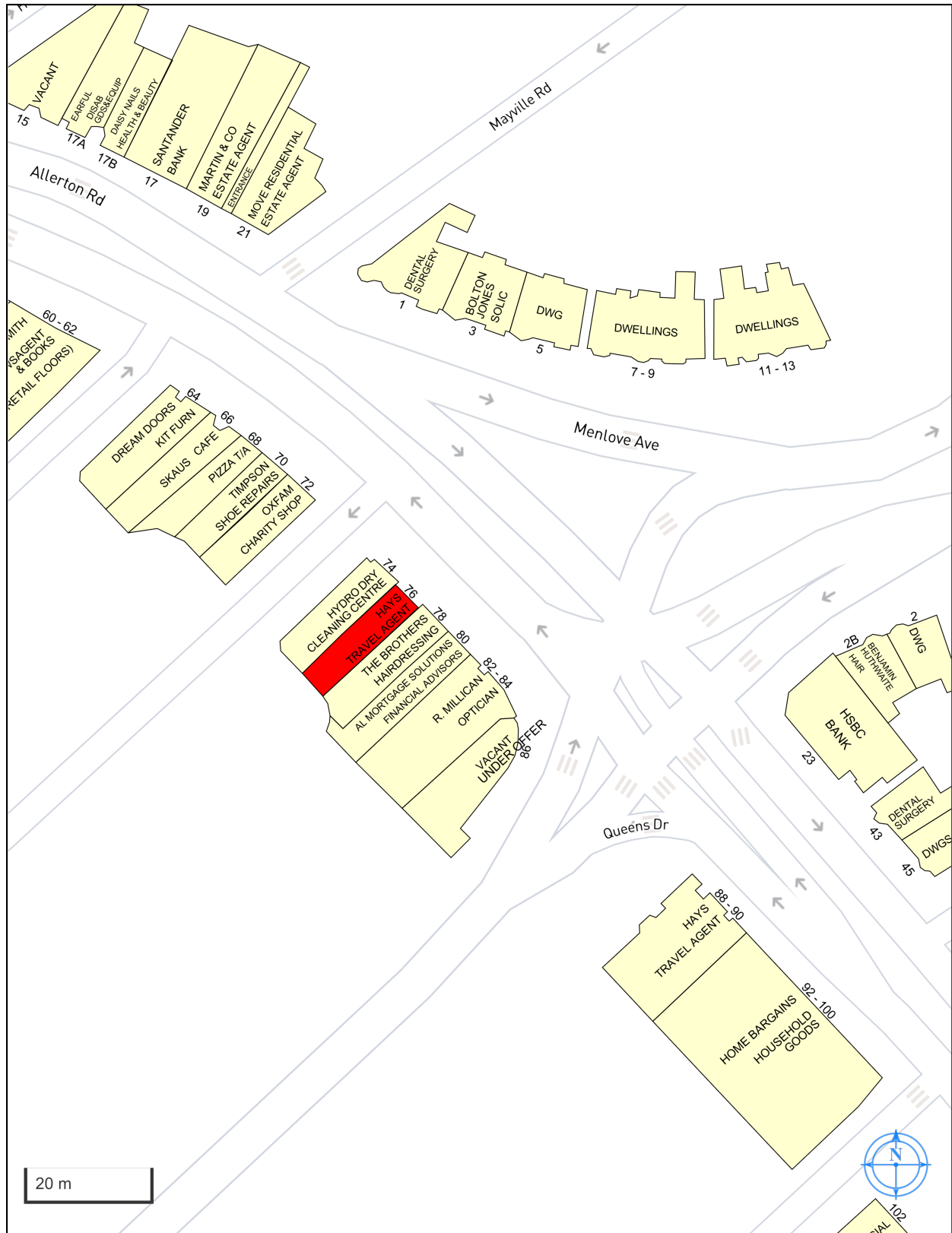
Subject to Contract

Details Prepared August 2026



# 76 Allerton Road, Liverpool L18 1LW

Modified: 10-Aug-26 14:08:04 / Surveyed: 07-Apr-25



Exterior Ground Plan Created: 10/09/2025