

SUBJECT TO VACANT POSSESSION



TO LET

Retail unit

765 sq.ft

(71 sq.m)

Unit 6, St Marys Road, Garston, Liverpool, L19 2NJ

- Prominent corner position with return frontage
- Currently used as a hair salon with fixtures and fittings available with negotiation directly with the existing tenant
- Neighbouring occupiers include Lidl, Card Factory and William Hill.

LCP
part of MCore

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400123**

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Unit 6, St Marys Raod, Garston, Liverpool, L19 2NJ

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	765	71
TOTAL	765	71

Description

This property occupies a prominent corner position with return frontage, making it highly visible and accessible.

Currently, it serves as a hair salon, complete with fixtures and fittings. Negotiations for these fixtures can be directly arranged with the existing tenant.

The property's strategic location places it alongside well-known neighbors such as Lidl, Card Factory, and William Hill.

Rent

£12,500 per annum exclusive.

Rates

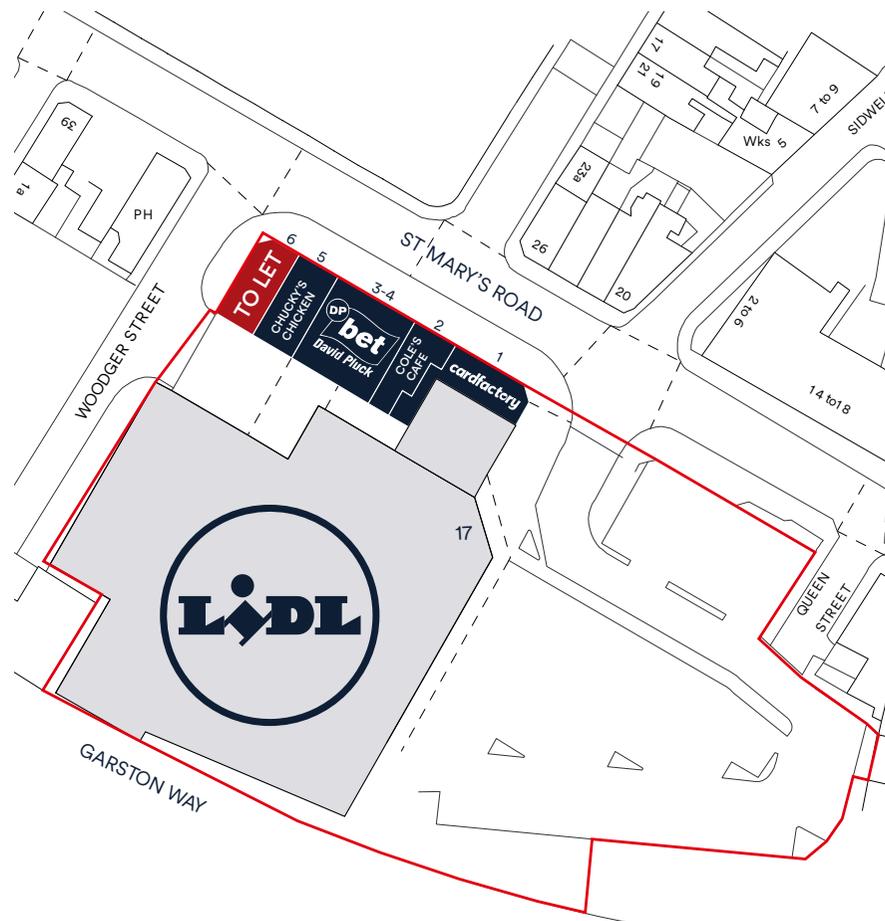
Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £754 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.



Energy Performance

Further information available upon request.

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Viewing

Strictly via prior appointment with the appointed agents:

Owned and Managed by

LCP.
part of MCore

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