

Property Ref: C/116MAE

TO LET/FOR SALE: RETAIL PREMISES



**GROUND FLOOR LOCK UP UNIT IN RETAIL PARADE
WITH PLANNING PERMISSION FOR AN ATM.**

FOR SALE: £ POA TO LET: £7,200 P.A.

- **AVAILALE IMMEDIATELY AT CONSIDERABLY BELOW MARKET VALUE.**
- **PROMINENT TRADING LOCATION.**
- **NEXT TO THE NORRIS GREEN DEVELOPMENT AREA.**
- **LET UNTIL RECENTLY AS A CARPET SHOP AT £8,124 P.A.**

116 MUIRHEAD AVENUE EAST, LIVERPOOL,
MERSEYSIDE, L11 1EL

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LOCATION

The premises occupy a prominent position fronting onto Muirhead Avenue East, on the borders of West Derby and Norris Green. The property is across the road from the Norris Green redevelopment, in which 1,200 new homes are currently being built. The premises form part of a long local shopping frontage which currently enjoys a 100% occupancy, and include Sayers, Ladbrokes, Lloyds Pharmacy and B&M Bargains, as well as a wide range of local traders.

DESCRIPTION

The premises comprise a ground floor lock up shop unit together with further ancillary storage/office, kitchenette, and a WC with wash hand basin. There is also a covered rear store area, and an area with planning permission for an Automated Teller Machine.

ACCOMODATION

The accommodation with approximate areas and dimensions is arranged as follows;

Single Fronted Shop

NET SALES AREA:	625 SQ FT	58 SQ M
ANCILLARY (OFFICE, KITCHENETTE, WC):	237 SQ FT	22 SQ M
COVERED STORE YARD:	To the rear of the property	

PRICE

Price: **£57,500 (FIXED PRICE)**

The property is also available to let by way of a new FR&I (Fully Repairing & Insuring) Lease, term and rent review pattern by negotiation, at a commencing rent of £7,200 p.a. (£600 p.m.).

N.B.: The property has been let until now as a carpet shop for £8,124 p.a. on FR&I terms.

TENURE

FREEHOLD. Vacant possession offered upon completion.

Registered Office:
Yun Properties Ltd
13 Tytherley Green
Bournemouth
Dorset
BH8 0PA

All Enquiries:
info@yunproperties.co.uk

Companies House No:
07814569

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LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

RATEABLE VALUE

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £7,600

Rates payable: £TBC (Year commencing 1st April 2014)

For verification purposes and phasing/transitional relief (if appropriate), you are recommended to make your own enquiries at www.voa.gov.uk

VALUE ADDED TAX

All terms and figures are exclusive of VAT unless otherwise stated. Interested parties must satisfy themselves as to whether the case would be subject to VAT.

VIEWING

Strictly by prior appointment through Yun Properties Ltd, through whom all negotiations must be conducted.

ENQUIRIES

Please send all enquiries to: **info@yunproperties.co.uk**

Please remember to leave your name and contact details so that a member of staff at Yun Properties Ltd can respond to your query. If you are contacting us with regards to a specific property, please also include the Property Reference number, which should begin with "C/" or "R/", followed by a combination of numbers and letters.

Please Note: Under the Estate Agents Act 1979, we would like to confirm that **all properties we advertise To Let or For Sale are owned solely by the Directors of Yun Properties Ltd. We are a *private property investment company*, and do NOT act as an Estate Agent for properties owned by third parties.**

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