

Kensington

Neighbourhood Centre

Total Development
37,843 sq.ft
(3,516 sq.m)

Kensington, Liverpool, Merseyside, L7 0LQ



- Fronting the busy A57 Prescot Road
- Immediate population of over 10,000

- Occupiers include:

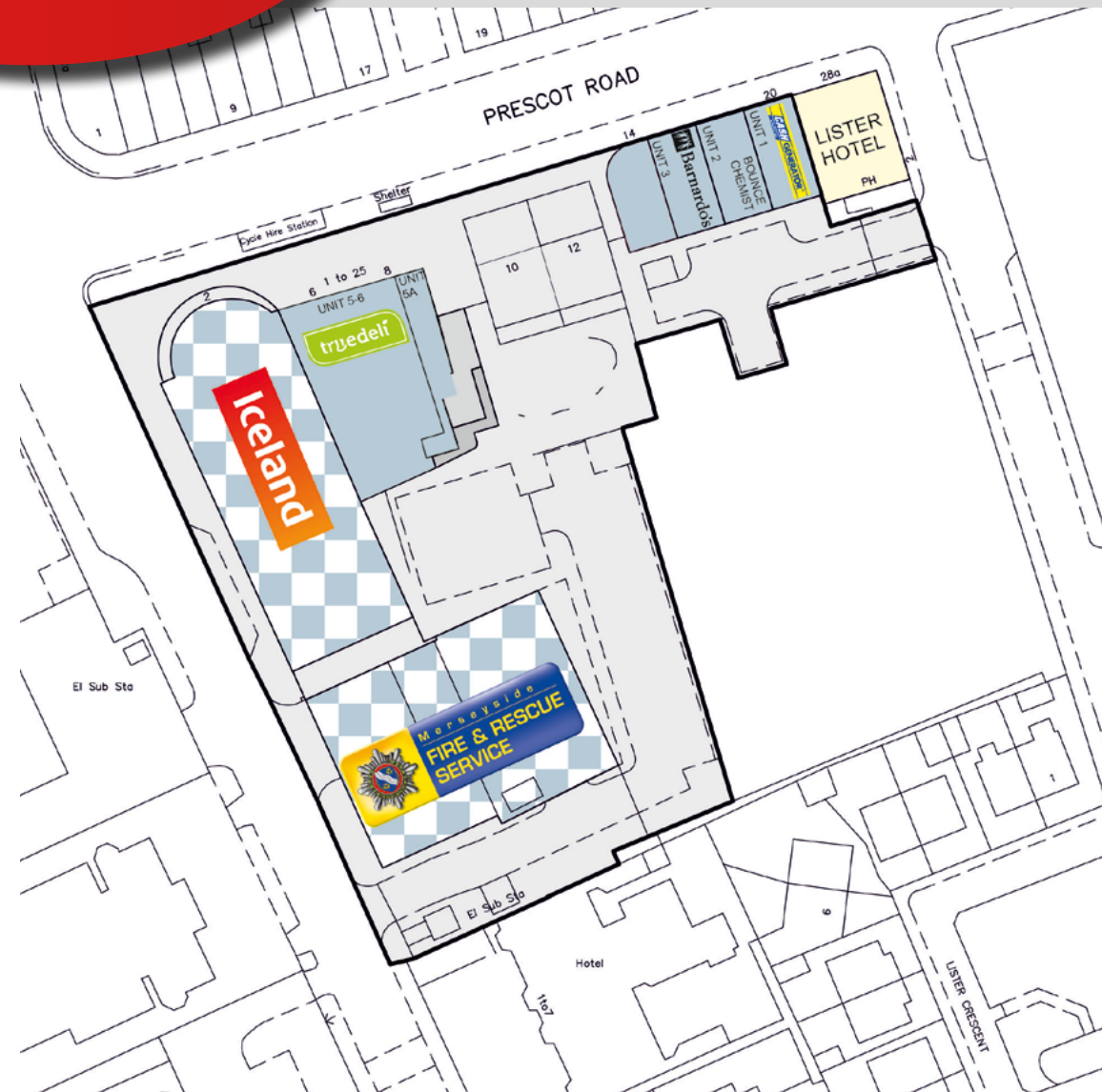


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Free
On-site parking
available

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DESCRIPTION

- A lock-up ground floor premises with substantial glazing
- Security shutter to front elevation
- Rear loading facilities
- Nearby occupiers include Lidl, Home Bargains, Iceland, McDonalds and Boots

Possible Uses	Use class up to 31 August 2020	Use class from 1 Sept 2020
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E
Hot food/takeaway	A5	Sui generis

LOCATION - L7 0LQ

Located within the heart of Kensington on one of the main arterial routes to and from Liverpool city centre (A57 Prescott Road), with an immediate population of over 10,000 people. A local convenience parade with residential above.

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*Potential occupiers to make own enquiries to clarify accuracy of data.

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SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available with the exception of gas.

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.

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021)

The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021. Interested parties are advised to make their own enquiries with the local authority.

VIEWING

Strictly via prior appointment
with the appointed agents:



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