

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

**01384
400123**

searchlcp.co.uk



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

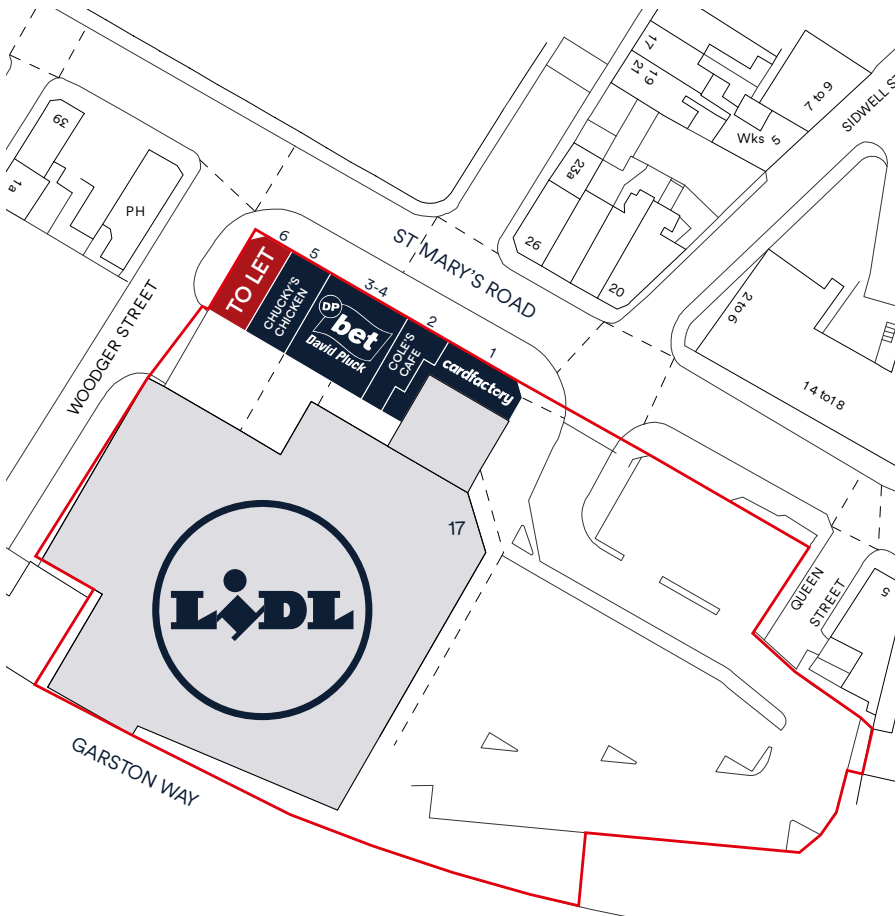
Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

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

01384
400123

searchlcp.co.uk



Kristien Neve 07778 140729
KNeve@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.