

# Smith AND SONS

PROPERTY CONSULTANTS

Office, Retail

138 Muirhead Avenue East, Liverpool L11 1EW



## Description

The property comprises a self contained lock up retail unit which was previously used as a gift shop, however could be used for a range of purposes subject to the necessary consents. The premises measures at 60.38 sq.m (622.61 Sq.Ft) and benefits from security shutters to the front of the shop and a secure yard to the rear.

## Location

Prominently positioned on an established parade of shops on Muirhead Avenue East in Croxteth, the premises benefits from large amounts of passing traffic and footfall. The property is well served by transport links, being on major bus routes and a short distance away from the East Lancashire Road and the M57.

0151 647 9272

<https://www.smithandsons.net/>

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## Rental Price

£11,000 per annum

## Tenure

By way of a brand new FRI lease, the length of which is negotiable.

## Accommodation

Ground Floor Retail	60.38m <sup>2</sup>	622.61ft <sup>2</sup>
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W.C and Kitchen Facilities, self-contained yard to the rear.

## Rating Assessment

Rateable Value 2025	£8,000
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## Legal Costs

Each party to be responsible for their own legal costs

## VAT Statement

All prices and rents quoted are to be taken as exclusive of VAT

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Strictly by appointment with sole agent, contact;



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