

Smith AND SONS

PROPERTY CONSULTANTS

Retail

118 Hunts Cross Avenue, Woolton, L25 8SQ



Description

A ground floor lock up shop unit previously used as a Smash Burger Restaurant and beforehand a cafe, which lends itself to be used as the same, however can be used for a variety of purposes subject to the correct planning. The premises extend to 46.66 sq.m (502 sq.ft) and have electric roller shutters to the shopfront. The premises benefits from Hot Food consents.

Location

The premises are located in Hunts Cross Avenue a short distance from Woolton Village. This popular neighborhood Centre has a good mix of local traders. Viewing is strongly recommended.

0151 647 9272

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

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Rental Price

£10,000 per annum

Accommodation

Sales Area	37.69m ²	405ft ²
Rear Store	8.97m ²	97ft ²

W.C + Kitchen Facilities

Legal Costs

The ingoing tenant is responsible for the landlords legal costs incurred in the preparation of the lease.

VAT Statement

All prices and rents quoted are exclusive of VAT if applicable.

Tenure

The premises are available by way of a new lease the length of which is negotiable. The tenant will be responsible for all internal repairs and decorations and the shopfront, also to repay to the landlord the cost of external repairs and buildings insurance.

Rating Assessment

Rateable Value 2025	£5,700 (small business rates relief available)
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Strictly via appointment with sole agent, contact;



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