

TO LET

- ✓ Ground floor commercial opportunity
- ✓ Situated fronting platform 1 (Liverpool)
- ✓ Suitable for a catering, real ale bar etc use
- ✓ Annual Station Footfall of 553,942 (1,518 a day)
- ✓ New Lease Available

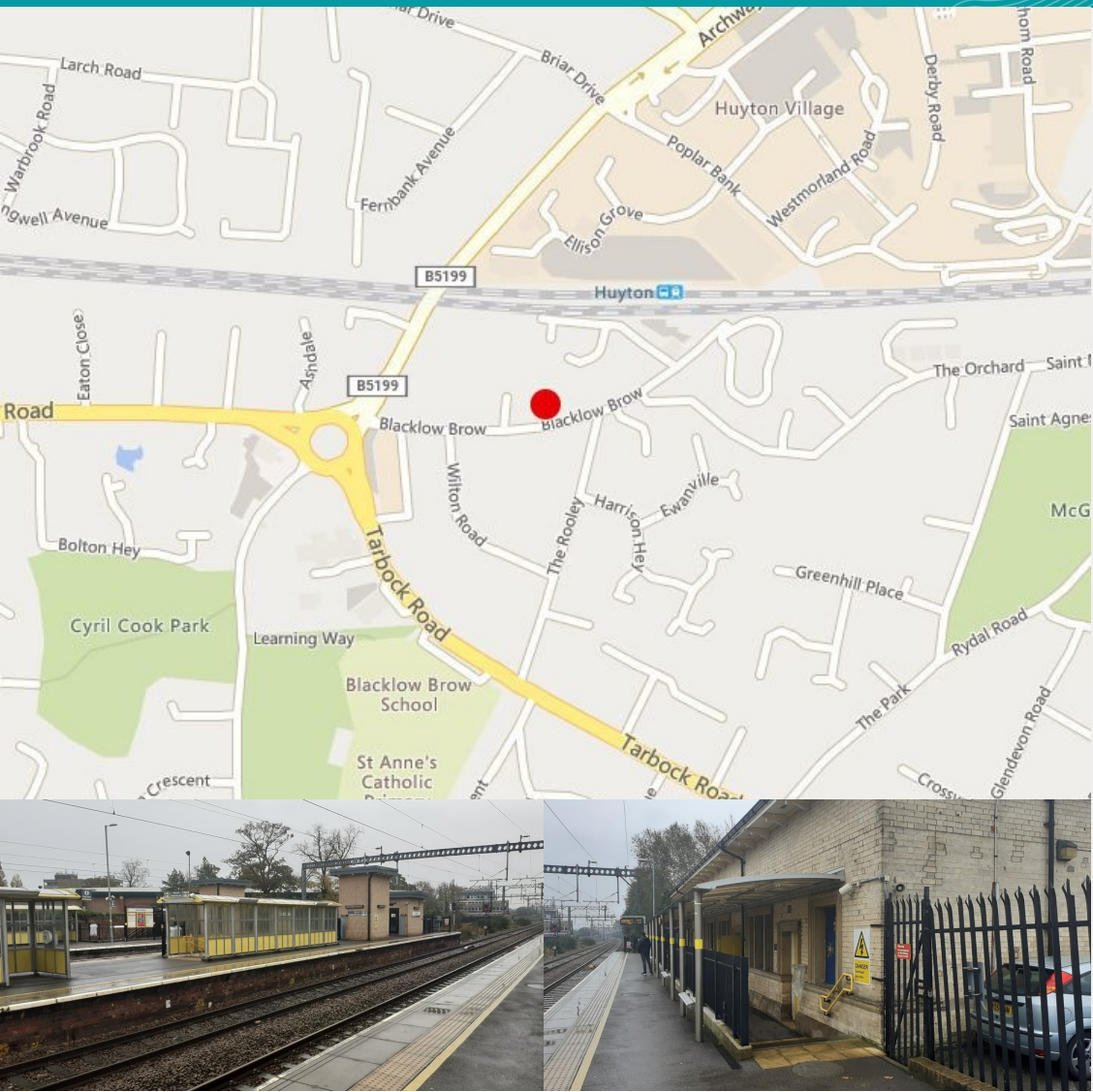


Huyton Railway Station, Blacklow Brow, Liverpool L36 5XE

Commercial Opportunity

223 Sq Ft
(21 Sq M)

Huyton Railway Station, Blacklow Brow, Liverpool L36 5XE



DESCRIPTION

On behalf of Northern, an opportunity is available within the Station Buildings on platform 1.

Property to undergo refurbishment, details available on request.

The premises form part of the station buildings and back onto the station car park. The premises have most recently been used as a cafe and a similar use or real ale bar/micro pub or other retail uses may be considered.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Room 1	223	21
Total	223	21

EPC

The property has an EPC rating of E (123).

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The service charge will be the equivalent of 2.5% of the annual rent.

LOCATION

Huyton Station is situated close to the Huyton Village Centre shopping centre (4 minute walk) and bus station (5 minute walk).

The station is an interchange station between the Liverpool-Wigan Line and the northern route of the Liverpool-Manchester Line. Huyton is one of the busier stations on the line and was is one of the oldest passenger stations in the world.

TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord &

RENT

Offers of rent, or a percentage of turnover plus a minimum guaranteed rent (dependent on use) are invited by the landlord as part of a business

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Joe Simms
0113 245 9393
jsimms@lsh.co.uk

lsh.co.uk

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