

HUYTON

No.3, Sherborne Square, L36 9UR

Kiosk Unit TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

Sherborne Square is in the heart of Huyton town centre.

The kiosk unit is in the middle of the square, opposite Lloyds Bank.

Lease Details

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rental offers are sought in the region of £7,500pax.

Accommodation

The premises comprises of the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	75	7.0

Business Rates

Rateable Value - £4,800

UBR (2025/26) – 49.9p

The property benefits from Small Business Rates Relief. Prospective Tenants are advised to make their own enquiries with the Local Rating Authority to verify the above information.

VAT and Costs

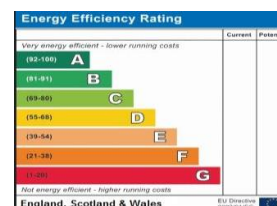
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

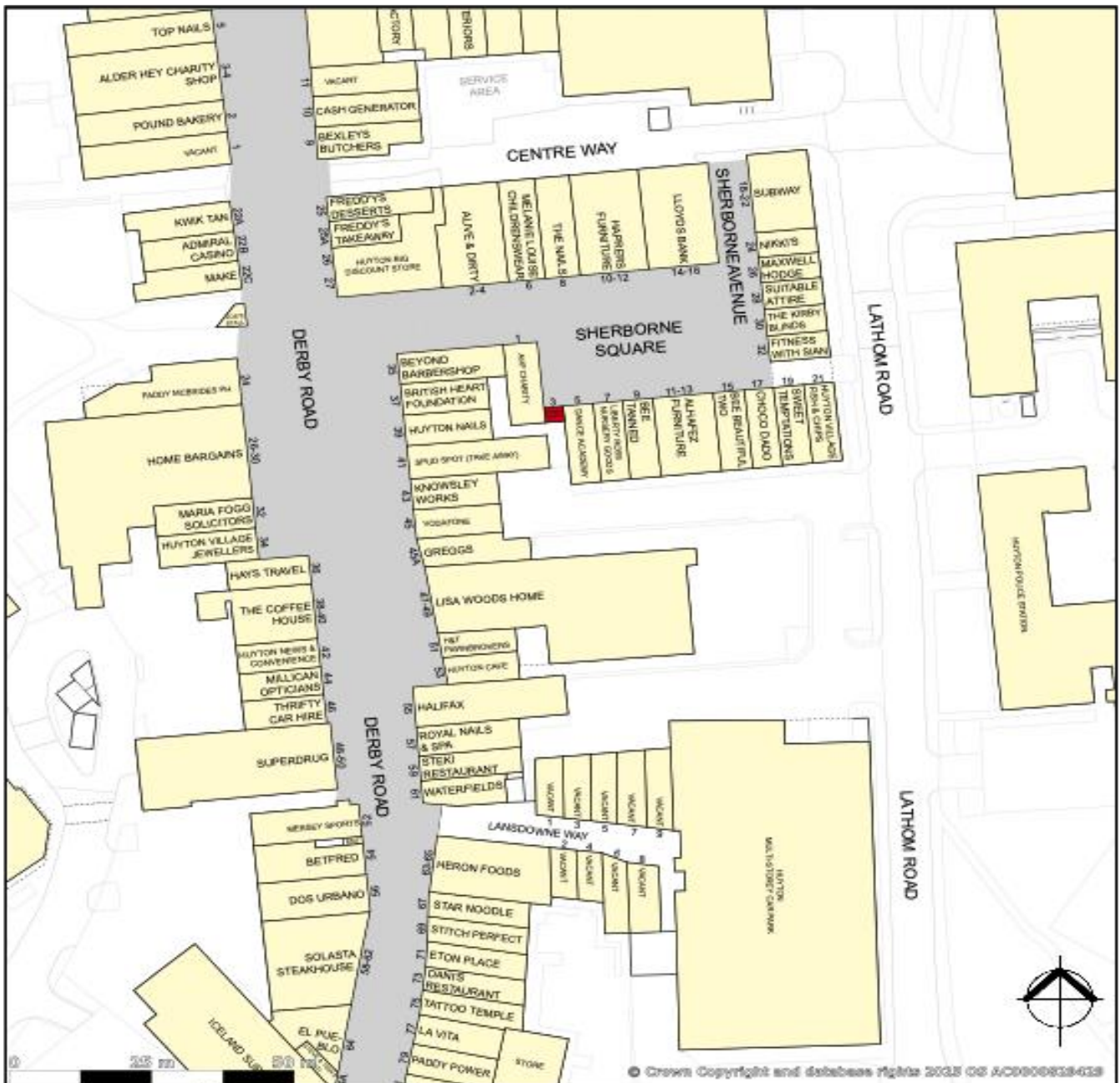
A full copy of the EPC is available upon request.



All Enquiries

Tim Letts
tletts@ltlproperty.com
0161 260 0061

3 Sherborne Square



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Plotted Scale - 1:1,000

October 2025. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

41 South King Street, Manchester M2 6DE

0161 260 0075 | 0151 363 6130

info@ltlproperty.com

W Itlproperty.com