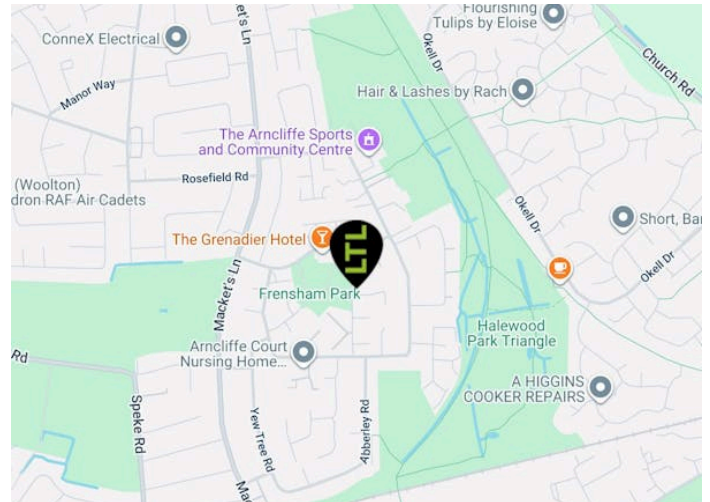


HUYTON

TO LET

Unit 28, Sherborne Square, L36 9UR

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Location and Description

Huyton is a suburban town in Merseyside, near Liverpool, known for its residential areas, local amenities, and good transport links.

Sherborne Square is in the heart of Huyton town centre. The unit occupies a prominent location in the middle of the square, adjacent to Kirby Blinds.

Lease Details and Rent

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

Service Charge and Insurance

A service charge is payable. Further information on request.

Rent: £12,500 per annum

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	425	39.48
1st	150	13.94

Business Rates

Rateable Value: £9,200

VAT

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

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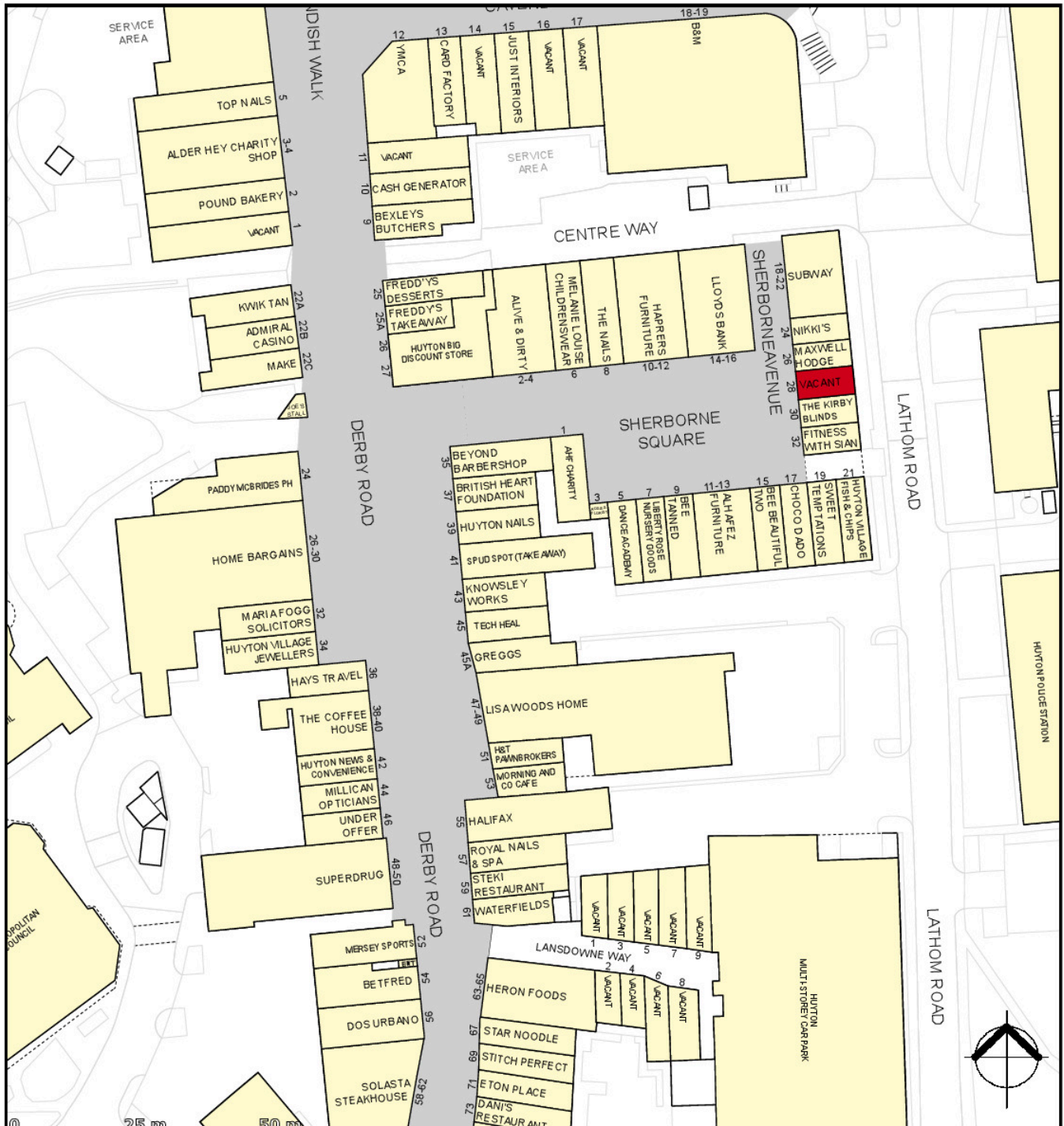
All Enquiries

Tim Letts
tletts@ltlproperty.com
07990 516 673

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