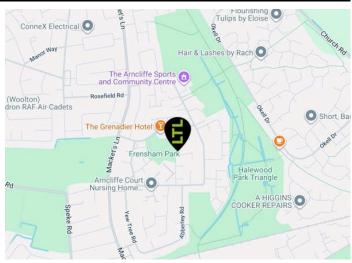
HUYTON TO LET

Unit 28, Sherborne Square, **L36 9UR**







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 occupiers 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

FPC

All Enquiries

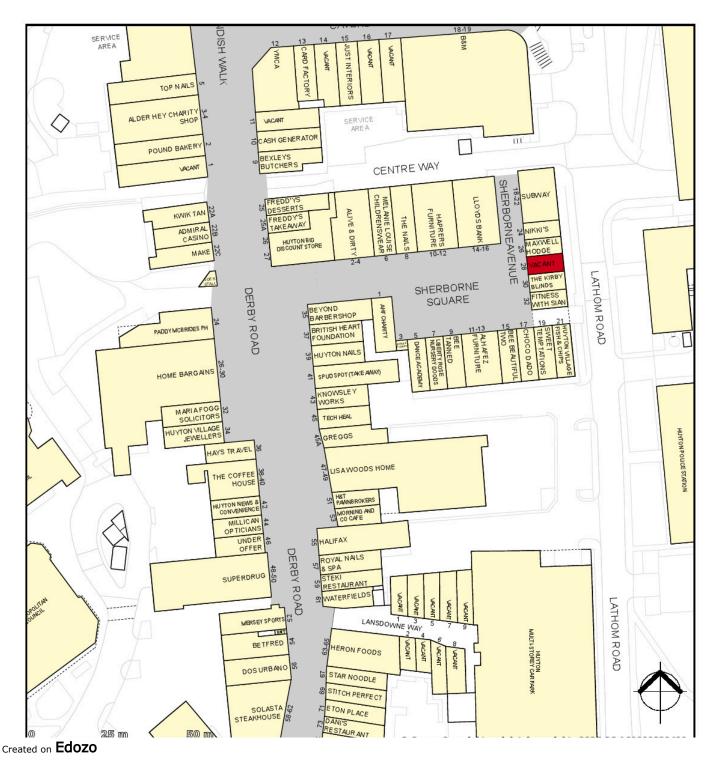
Tim Letts tletts@ltlproperty.com 07990 516 673

0161 260 0075 | 0151 363 6130



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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.