12-14 WEST DERBY VILLAGE
LIVERPOOL  L12 5HW

TO LET (MAY SELL)
BAR OPPORTUNITY
A4 PLANNING CONSENT
GENEROUS INCENTIVES AVAILABLE
LOCATION
The property is located on the northern side of West Derby Village, within the heart of the Local Centre and West Derby Village Conservation Area. It is situated near to the junction of Meadow Lane and West Derby Village. The area is of mixed use with retailers, cafes and three public houses within close proximity. A primary school and residential units are situated behind the property on Meadow Lane.

DESCRIPTION
The premises are currently vacant but traded previously as a vehicle servicing and MOT centre. The front façade of the property reflects characteristics typical of an Art Deco style building. It is a semi-detached property and is attached to a Grade II dwelling. The premises currently has two vehicular access points to the front.

Internally, the property has been stripped out to shell specification, ready for fitting out. The roof was replaced approximately two years ago.

We understand that all main services are connected to the building.

PLANNING
In March 2017 consent was granted to use the premises as a drinking establishment (within Use Class A4), including the installation of a new shop front. The planning proposals can be viewed on the Liverpool City Council’s Planning Portal, reference 16F/2524.

ACCOMMODATION
Measured on a gross internal area basis, the property extends to approximately 2,270 square feet (211 square metres).

RENT
Rental information available upon request.

BUSINESS RATES
The tenant will be responsible for payment of Business Rates.

EPC
Energy Performance Certificate available upon request.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in connection with the preparation of documentation and any Stamp Duty thereon.

VAT
All rents, prices and other figures quoted are done so net of, but may be subject to, the addition of VAT.

ANTI-MONEY LAUNDERING
In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION
For viewing and further information please contact; Nick Harrop, Hitchcock Wright & Partners.
Tel. No. (0151) 227 3400
Fax. No. (0151) 227 3010
E-mail: nickharrop@hwandp.co.uk
Subject to Contract
Details Updated January 2020

www.hitchcockwright.co.uk

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