

# HUYTON

Unit 30 Sherborne Square L36 9UR

**Shop Unit TO LET**

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



## Location and Description

Sherborne Square is in the heart of Huyton town centre. The unit occupies a prominent location in the middle of the square.

## 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 £12,500pax.**

## Accommodation

The premises comprises of the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	424	39.4
First Floor	151	14.1

## Business Rates

Rateable Value - £5,000

UBR (2020/21) – 50.4p

Prospective Tenants are advised to make their own enquiries with the Local Rating Authority to verify the above information.

## VAT and Costs

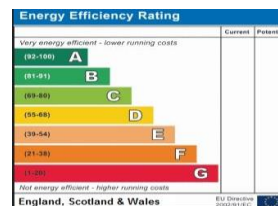
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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.

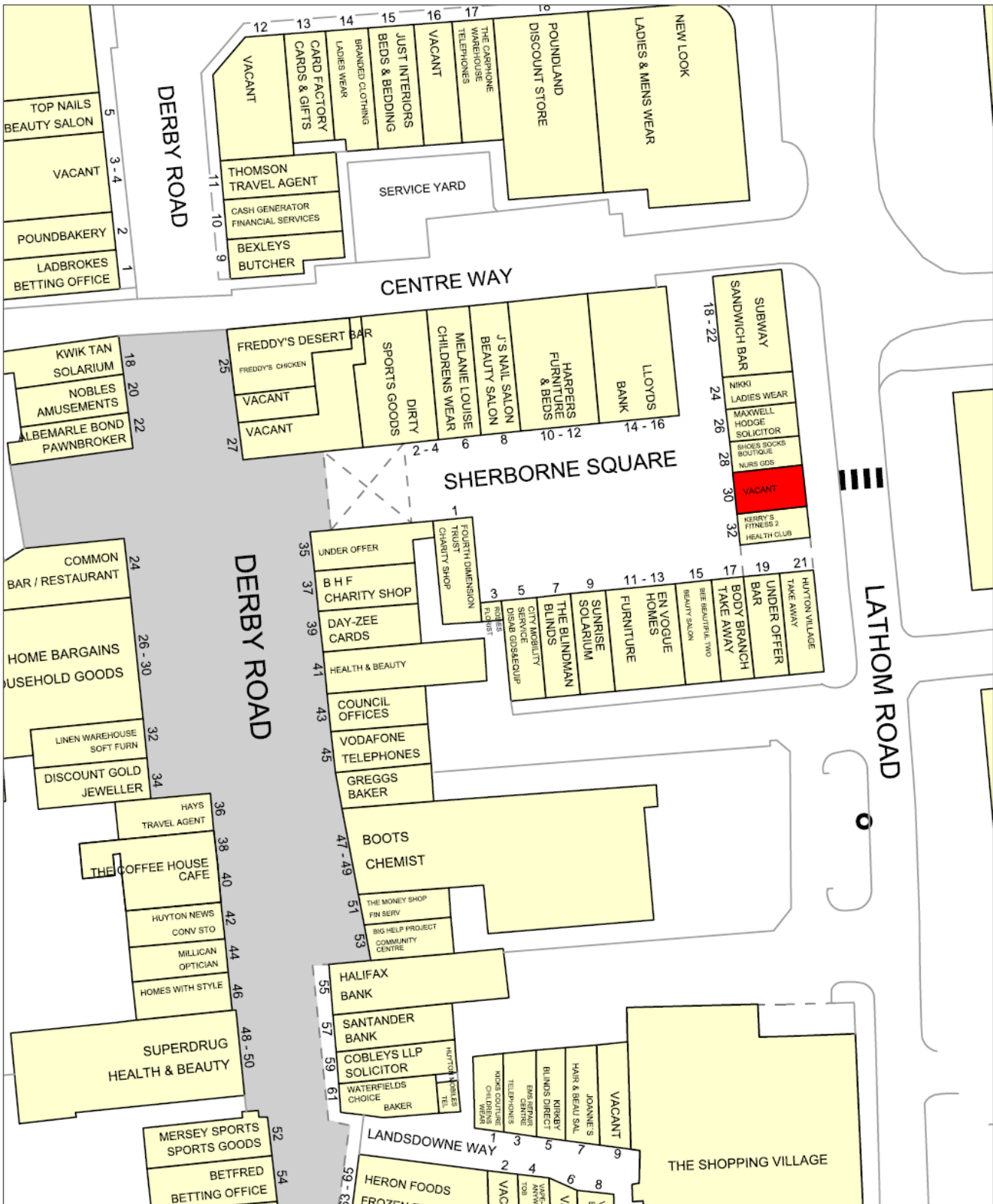


## All Enquiries

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**0161 260 0061**

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April 2020. Subject to Contract.

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