



Retail Unit - Hunts Cross station

# TO LET - RETAIL KIOSK

## Hunts Cross station, L25 0NN

**A retail kiosk ideally suited to a grab & go coffee or food offer is available at Hunts Cross station.**

**Location:**

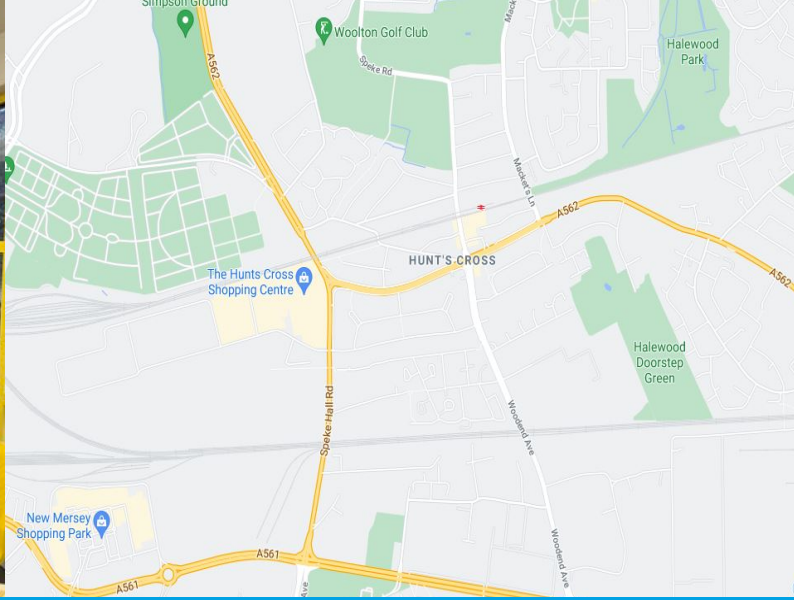
Hunts Cross station is located to the south east of Liverpool City Centre, approximately 0.5 miles to the north of Liverpool John Lennon Airport. The station is situated on the Northern Line, approximately 18 minutes travel time from Liverpool Central and 5 minutes from Liverpool South Parkway.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 1,827,454 for 2019/2020.

# 1.8m +

Annual station footfall\*

ADVANCE  VENTURES



**Grab & Go Coffee | Grab & Go Food**

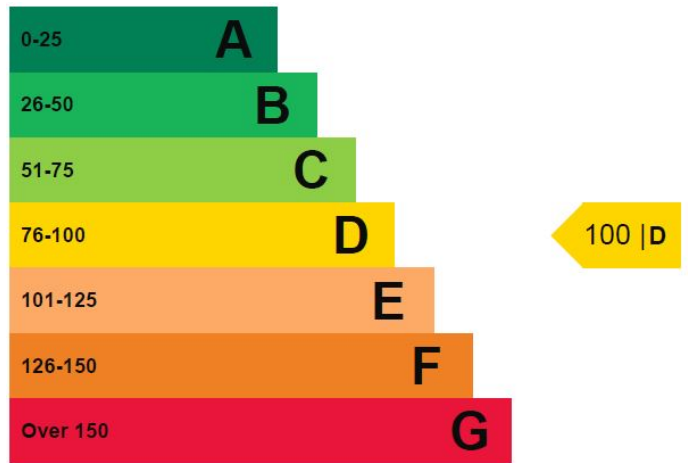
**Property:**

The premises comprise a self contained retail kiosk located within the waiting room at Hunts Cross station. The kiosk has a secure roller shutter door and benefits from power, water and drainage. The net internal floor area is as follows.

**Unit Size:**

Ground Floor: 7.43 sq.m. 80 sq. ft.

**EPC:**



**Rates, Services & Insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

**Rent:**

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

**Costs:**

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

**Inspection:**

Viewings can only be carried out with prior notice by contacting:

**James Catling**

+44 (0)7990 654567

enquiries@advanceventures.co.uk

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