



TO LET

Rent Incentives Available

165-171 Queens Drive,
Liverpool, L15 6XT

- Prominent Location
- Main Arterial Route
- Potential Off Road Parking
- May Sub Divide
- Total Approx NIA: 253.8 sq.m
(2,732 sq.ft)

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Location

The property is prominently situated within a well established retail parade fronting Childwall Valley Road close to its junction with Queens Drive (A5058) approximately four miles east of Liverpool City Centre. The immediate surrounding area provides a densely populated residential dwellings with the commercial parade consisting of a mixture of local and national occupiers including William Hill Bookmakers and Weatherspoons, to name but a few

The Property

The premises consists of a former bank premises situated within a mid-terrace two storey building comprising a substantial ground floor retail sales area with self contained office / further sales accommodation at first floor. Internally, the property benefits from predominantly open plan sales area on the ground floor with office provision at first floor, providing a shell state condition. Externally, the property benefits from single glazed aluminium framed frontage with DDA compliant access and the potential for off road parking to the rear for approximately 6 vehicles .

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Unit 1

Net Internal Area: 69.8 sq.m (752 sq.ft).

Unit 2

Net Internal Area: 80.6 sq.m (867 sq.ft).

First Floor Office

Net Internal Area: 103.4 sq.m (1,112 sq.ft)

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease, for a term to be agreed.

EPC

We understand the property has an Energy Performance Rating of E. Further details available upon request.

Rates

We understand through internet enquiries the property has a rateable value of £21,500. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£27,500 per annum.

Additional Information

Landlord capital contributions available.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

