



TO LET

Unit 7, Pendle Drive,
Liverpool, L21 0YH

- Ground Floor Lock-Up Shop
- Well Established Retail Parade
- Car Parking Provision
- Total Approx NIA: 45.8 sq.m (493 sq.ft)

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Location

Pendle View Shopping Precinct is situated on Pendle Drive close to its junction with Gorsey Lane, which is situated approximately 6 miles north of Liverpool city centre. The retail parade itself serves the immediate surrounding residential area of Ford / Litherland, and also benefits from passing trade on Gorsey Lane (B5422). Pendle View shopping precinct consists of a number of ground floor retail shop units, suitable for a number of uses, subject to planning

The Property

The subject property comprises a single storey ground floor lockup unit previously occupied by a Cafe. Internally, the unit provides an open plan retail sales area with WC and kitchenette provision to the rear benefiting from tiled flooring throughout and spot lighting. Externally, the unit benefits from roller shutters providing additional security, and a large surfaced car parking area immediately in front of the shop units, together with a rear service yard.

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:-

Net Internal Area: 45.8 sq.m (493 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 that the property has a rateable value of £3,500.

Interested parties should make their own enquiry of the Sefton Council's Rating Department on 0151 934 3460 or www.voa.gov.uk/business-rates.

Rent

£7,000 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 /

Contact: Tom Pearson

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