



TO LET

Unit 6 Broad Lane Shopping
Centre, Liverpool, L11 1JA

- Substantial Premises
- Prominent Location
- Well Established Retail Centre
- Kerbside Car Parking Provision

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Unit 6 Broad Lane Shopping Centre, Liverpool, L11 1JA

Location

The property is situated in a parade of commercial units fronting on to Broad Lane, close to Broadway Shopping District, which is a busy well-established retail area.

Numerous local and national occupiers are located within the area including Iceland, Co-Operative Food, Aldi and Home and Bargains. There are also leisure sector businesses, charity shops and international food stores located within the parade.

The Property

The property is a ground floor retail unit which was previously occupied by William Hill.

The premises comprises a spacious main sale area, storage and W/C facilities to the rear. Internally there is recessed lighting and carpeted flooring to the main sales area, linoleum flooring in the large storage area that leads onto the rear service yard. The premises also benefits from electric roller shutters to the front, on site security and parking provision for up to 35 cars.

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: 1,184 sq.ft. (109.9 sq.m.)

Tenure

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

EPC

Full report available upon request.

Rates

We understand through online enquires that the rateable value is £10,500.

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

£15,000 per annum

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Chris Hennessy (chris.hennessy@skrealestate.co.uk)

