

## FOR SALE

104-106 Rose Lane, Liverpool,  
L18 8AG

- Two Storey Commercial Premises
- Well-Established Local Parade
- Currently Let For £18,000 Per Annum
- Benefits from A3 (Restaurant)/A4 (Bar) Planning Consent
- Ground Floor Total Approx NIA: 55 sq.m. (592 sq.ft)

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### Location

The subject property is located fronting onto Rose Lane, close to its junction with Templemore Avenue. Rose Lane is a highly desirable location, providing direct access to Allerton Road, the main arterial route into Liverpool City Centre, approximately 5 Miles Northwest. It provides excellent transport links to the M62 via Queens Drive (A5058), and is in close proximity to Mossley Hill Railway Station approximately 300 yards from the subject property. The immediate surrounding area comprises a mixture of local retail premises and residential accommodation.

### The Property

The premises provides a two storey mid terraced building of traditional brick construction, comprising a fully fitted retail unit, currently trading as a bar/restaurant, benefiting from tiled flooring throughout, a mixture of spot and pendant lighting, with kitchen and WC facilities to the rear of the unit. The first floor consists of a self-contained two-bed apartment with split services which is currently being used by the occupational tenant for office/ancillary storage accommodation and is in need of a full refurbishment. Externally, the property benefits from a single-glazed, timber-framed frontage, with the added security of electric roller shutters.

### 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:

#### Ground Floor

NIA: 55 sq.m (592 sq.ft.)

#### First Floor

NIA: 53.75 sq.m. (578 sq.ft.)

### Tenure

We understand the premises are held Freehold and available to purchase.

The property is currently let by way of a Full Repairing and Insuring Lease, for a term of 5 Years commencing July 2020 at a rent of £18,000 per annum. Further details available upon request.

### Additional information

We understand the property benefits from A3 (Restaurant)/A4 (Bar) planning permission, with the opening hours of between 8:00 and 23:30 Mon- Sun and has a premises license to serve alcohol Mon-Sun from 11:00 to 00:30.

Further details are available upon request.

### EPC

The property has an EPC rating of B49. Full report available upon request.

### Rates

We understand through internet enquiries that the property has a rateable value of £4,500.

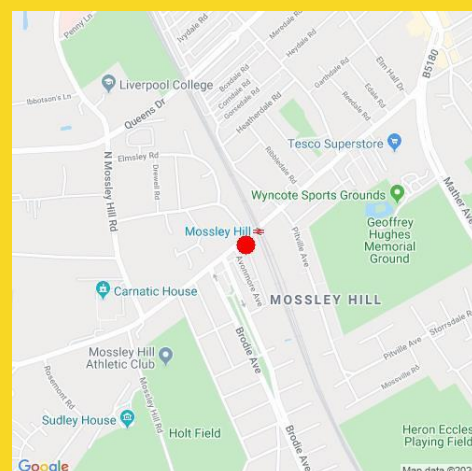
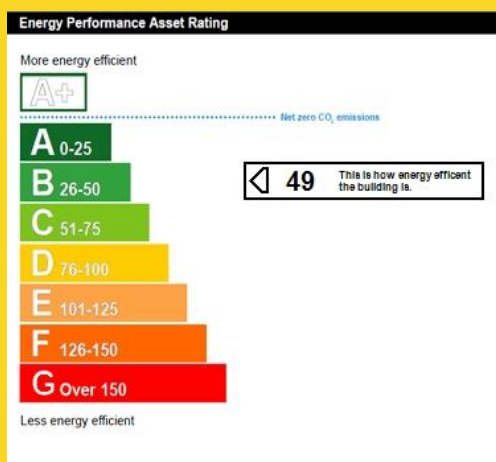
Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

### Price

Offers in excess of £250,000

### 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](mailto:tom.pearson@skrealestate.co.uk))



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