



TO LET

19 Seymour Terrace,
Liverpool, L3 5PE

- Lower Ground Floor Office
- City Centre Location
- Secure Compound With CCTV And On Site Security
- Car Parking Provision For 3 Vehicles

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Location

The property is situated fronting onto Hart Street with access from the southerly side of the site at the junction with Copperas Hill. It is in close proximity to the shopping/commercial hub of London Road which comprises a number of national retailers including Tesco, Costa Coffee and TJ Hughes department store to name but a few. London Road provides the main arterial route into Liverpool City Centre's main shopping district approximately 0.3 miles west.

The Property

The subject property comprises self contained lower ground floor office provision situated within a three-storey Georgian mid-terrace building with stairs access from the rear leading to two open plan offices with kitchenette and WC provision benefiting from carpet tiled flooring throughout and spot lighting. Externally the property benefits timber framed sash windows and car parking provision for 3 vehicles to the rear via electric security gates benefiting from on-site security and CCTV.

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: 42.64 sq.m. (459 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

Full report available upon request.

Rates

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

Additional Information

A service charge and ground rent may be applicable. Further information to be provided upon request.

Rent

£8,500 per annum

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)

