



TO LET

177 Green Lane, Liverpool,
L13 6RQ

- Ground Floor Commercial Premises
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx. NIA: 52.2 sq.m (562 sq.ft)

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Location

The subject property is located fronting onto Green Lane at its junction with Sark Road, within a well-established commercial parade, situated approximately 3.5 miles east of Liverpool City Centre. The immediate surrounding area is mainly residential in nature in close proximity to the tertiary commercial district of Old Swan comprising a mixture of local traders and national multiples including Asda Supermarket, William Hill Bookmakers and Costa Coffee to name but a few.

The Property

The subject premises comprises a self-contained ground floor commercial unit within a three storey mid terraced building. Internally, the premises benefits from laminate flooring throughout, suspended ceiling incorporating fluorescent strip lighting, kitchenette and WC provision. Externally, the property comprises a timber framed, single glazed hard frontage.

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: 52.2 sq.m. (562 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

We understand through internet enquiries that the property has a rateable value of £4,800.

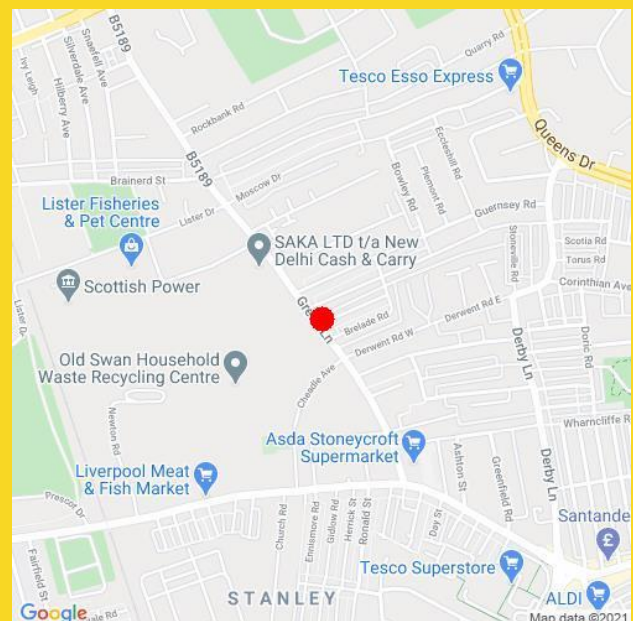
Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£7,250 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)



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