



FOR SALE

**7a Rose Lane, Liverpool, L18
8AD**

- **Offers to be Submitted by 5:30pm, 9th July 2021**
- Well Established Commercial District
- Prominent Period Property
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 132.1 sq.m (1,422 sq.ft)

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Location

The subject property is situated at the corner of Rose Lane and Palmerston Road opposite Mossley Hill train station, providing excellent links to Liverpool City Centre approximately 4 miles southeast. The immediate locality forms part of a good quality suburban residential area with Rose Lane comprising mixed use buildings with residential and commercial shop frontages. The majority of shops are occupied by local traders such as wine bars and restaurants, interior designers, estate agencies and a few multiples including Tesco Express.

The Property

The subject premises comprises a single storey period property of solid red brick construction with ornate sandstone features under a pitched slate roof, occupying a prominent corner plot with a hard frontage. The premises benefits from a large open plan footprint with carpeted floor coverings throughout, fluorescent strip lighting and WC and kitchenette facilities at basement level. The basement has been tanked and is self-contained with access via an external steel stairs fronting onto Palmerston Road. Externally, the property benefits from a single glazed timber framed sash windows and off road parking provision for 2-5 vehicles.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Areas:

Basement

63.9 sq.m (687 sq.ft).

Ground Floor

68.2 sq.m (735 sq.ft).

Tenure

We understand the premises are held freehold.

EPC

A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £3,950. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/business-rates.

Additional Information

Offers to be submitted by 9th July 2021, 5:30 PM via sealed bids process. Tender Submissions can be sent

via email as attachment to

tom.pearson@skrealestate.co.uk, or delivered by hand or post to:

Tom Pearson
SK Commercial
2 Cotton Street
Liverpool, L3 7DY

For tender submission documents or further information, please contact SK Real Estate.

Guide Price

Offers in Excess of £300,000

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)

