



TO LET

16 Mackets Lane,
Woolton, Liverpool, L25
0LQ

- Ground Floor Retail Unit
- Well Established Commercial Parade
- Kerbside Car Parking Provision
- Total Approx NIA: 49.6 sq.m (534 sq.ft)

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Location

The property fronts onto the easterly side of Mackets Lane in the Hunts Cross area approximately 7 miles southeast of Liverpool city centre. It forms part of a small neighbourhood shopping parade serving the Hunts Cross and Halewood suburban residential areas of South Liverpool. Other occupiers in the parade including a McColl's convenience store, William Hill and Bargain Booze. Mackets Lane is a reasonably busy single carriageway local distributor road extending between Hunts Cross and Gateacre Village. Free and unrestricted kerbside parking is available on a narrow slip road running along the front of the shops parallel to the main carriageway of Mackets Lane.

The Property

The subject premises comprises a two storey end terraced building of traditional brick construction, consisting of a ground floor retail unit with WC and kitchen facilities to the rear previously occupied by a Sandwich Bar/Café. Internally, the ground floor benefits from linoleum flooring throughout and fluorescent strip lighting. Externally, the property benefits from an aluminium framed double glazed frontage, the added security of electric roller shutters and kerbside car parking provision.

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: 49.6 sq.m (534 sq.ft)

Tenure

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

Rent

£10,000 per annum

Rates

We understand through internet enquiries the property has a rateable value of £8,000. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

EPC

We understand the property has an Energy Performance Rating of D. Further details available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Tel: 0151 207 9339

Contact: Tom Pearson

Email: tom.pearson@skrealestate.co.uk

