



# TO LET

64 Allerton Road,  
Liverpool, L18 1LW

- Double Fronted Ground Floor Commercial Unit
- Suitable For A Number Of Uses, Subject To Planning
- Prime Location Within a Well-Established Commercial Centre
- Total Approx NIA: 69.5 sq.m (748 sq.ft)

## Location

The subject property is situated fronting onto Allerton Road, at its junction with Queensdale Road, within the shopping and commercial district centre of Allerton, South Liverpool. The Allerton Road district draws on a wide catchment area, which includes a number of local and national multiples including Tesco, Boots, Costa Coffee, Halifax, WH Smith, and Home Bargain to name but a few.

## The Property

The property is a three-storey Victorian end terraced building of traditional brick construction, comprising a double-fronted ground floor commercial unit with returned frontage. The ground floor consists of an open plan retail sales area with WC facilities to the rear of the unit. Internally, the property has been recently refurbished providing plastered and painted walls, tiled flooring, fluorescent strip lighting and a three-phase electricity supply. Externally, the property benefits from an aluminium framed single-glazed frontage and kerbside parking provision.

## Accommodation

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

69.5 sq.m (748 sq.ft).

## Tenure

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

## EPC

The property has an Energy Performance Rating of C70. Further details 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](http://www.voa.gov.uk/businessrates).

## Rent

**£22,500 per annum.**

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team ([commercial@skre.co.uk](mailto:commercial@skre.co.uk))

