



TO LET

Ground Floor, 427
Smithdown Road,
Liverpool, L15 3JL

- Main Arterial Route
- Well Established Location
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 44 sq.m (474 sq.ft)

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Location

The subject premises is situated fronting onto Smithdown Road close to its junction with Langdale Road approximately 3 miles east of Liverpool City Centre. Smithdown Road (A562) is the main arterial route linking Liverpool City Centre and Queens Drive (A5058). The property forms part of a busy retail parade with the immediate surrounding area consisting of a mixture of residential housing and a mixed use commercial/residential premises which includes a number of local and national occupiers including Bargain Booze, Barber Shop, and Nomad Coffee shop to name but a few.

The Property

The property is a three-storey Victorian end terraced building of traditional brick construction, comprising a ground floor commercial unit. The ground floor consists of a main retail sales area with storage and DDA compliant WC facilities to the rear of the unit. Internally, the property benefits from spot lighting, laminate flooring, plastered and painted walls, and electric central heating. Externally, the property benefits from a single glazed timber framed frontage with access via a share vestibule and add security of roller shutters.

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:

44 sq.m (474 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

We understand the property has a Energy Performance Rating of D. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £6,600.

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

£11,000 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).

