



TO LET

14-16 Speke Road,
Garston, Liverpool, L19
2PA

- Double Fronted Two Storey Premises
- Well Established Commercial Parade
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 229.2 sq.m (2,467 sq.ft)

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Location

The subject property is located fronting on to Speke Road within a well established suburban shopping parade situated approximately 5 miles from Liverpool City Centre. Speke Road is a well established shopping district which includes a number of local, regional and national type occupiers including Iceland, Co-op Funeral Care Dunelm, and KFC to name but a few. Nearby Garston way (A561) provides excellent transport links across Liverpool and to the local motorway network (M62).

The Property

The property comprises two interconnecting mid terrace commercial premises of traditional brick construction consisting of a large open plan ground floor retail unit with ancillary storage/sales accommodation to the upper floors. Internally the premises benefits from fluorescent strip lighting and part carpeted and part tiled flooring. The first floor is partitioned to provide office provision, storage and benefits from a kitchen and W.C facilities. Externally the property benefits from a timber framed frontage and free off road parking.

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:-

Ground Floor

Net Internal Area - 115.7 sq.m (1,246 sq.ft)

First Floor

Net Internal Area - 113.5 sq.m (1,222 sq.ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed. The premises is currently occupied however Vacant Possession will be delivered by 30th September 2023

Rates

We understand through internet enquires that the properties rateable value has been split between ground and first floor providing a rateable value of £19,750 and £12,250 respectively. 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.

Rent

£22,500 per annum exclusive of business rates, insurance, VAT and all other outgoings.

EPC

A full copy of the EPC is available upon request.

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)

