



FOR SALE/TO LET

69 Tradewind Square,
Duke Street, Liverpool,
L1 5BG

- Ground Floor Commercial Unit
- Well Established City Centre Location
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 127.7 (1,375 sq.ft)

FOR SALE

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Location

The property is located in Trade Winds Square, East Village of Duke Street accessible via Kent Street & Duke Street. East Village comprises a mixed use estate including a number of occupiers such as Liverpool City College, offices, residential and established restaurants such as Il Forno and Sapporo to name but a few. The property also benefits from excellent public transport links and is easily accessible by foot from the nearby bus interchange located on Paradise Street and also within close proximity is the Liverpool One shopping district, as well as being a short distance from Bold Street.

The Property

The subject property comprises a ground floor retail unit within a mixed use development providing an essentially shell state unit throughout benefiting from plastered walls, concrete floor, basic WC provision and capped services for kitchenette. Externally, the property benefits from a substantial floor to ceiling commercial glazed frontage with return and nearby kerbside parking provision (pay & display).

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:

127.7 sq.m (1,375 sq.ft).

Tenure

We understand the property is held by way of a long leasehold interest for a Term of 150 years commencing 11th December 2002 with a peppercorn ground rent.

Further details are available upon request.

EPC

The property has an Energy Performance Rating of B. Further details available upon request.

Rates

We understand through internet enquiries the property has a rateable value of £14,250. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Price

£195,000

Rent

£19,500 per annum exclusive.

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

