



TO LET

252 Smithdown Road,
Wavertree, Liverpool,
L15 5AH

- Ground floor retail premises.
- Prominent location on a main arterial route.
- NIA 60 sq.m (643 sq.ft).

TO LET

252 Smithdown Road, Wavertree, Liverpool, L15 5AH

Location

The premises are situated fronting onto Smithdown Road close to its junction with Greenbank Road 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) and within a busy retail parade with the immediate surrounding area consisting of a mixture of residential housing and a mixed commercial/residential premises.

The property is situated in a well established local commercial district within a densely populated residential area.

The Property

The property provides a ground floor commercial unit within a three storey, mid terrace of traditional brick construction. Internally the premises is in poor to condition with fixtures and fittings removed by the previous occupier without making good however we understand the property will provide an effectively shell condition prior to marketing. Externally the unit benefits from a timber framed single glazed frontage with the added 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:

60 sq.m (643 sq.ft).

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease.

Rent

£16,500 per annum exclusive.

Rates

We understand through internet enquiries that the property has a rateable value of £7,600.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

EPC

A full copy of the EPC is available upon request

Viewings

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

Contact: Tom Pearson

Tel: 0151 207 9339

Email: tom.pearson@skrealestate.co.uk

