



TO LET

64 Regent Road,
Kirkdale, Liverpool,
L5 9SY

- Entire building available - 2,735 sq. ft (254.08 sq. m)
- Prominent location opposite the new Everton Stadium at Bramley Moore Dock.
- Suitable for a variety of retail, leisure or other uses, subject to planning.

TO LET

64 Regent Road, Kirkdale, Liverpool, L5 9SY

Location

The property is prominently situated on Regent Road (A5036) opposite the Everton Stadium at Bramley Moore Dock. The area is an improving and sought after location, anchored by the new football stadium which will provide in excess of 53,000 seats, and will be completed in January 2025.

The immediate area is undergoing significant regeneration with Peels redevelopment of Central Docks, The Titanic Hotel and Ten Streets improvement area.

The Property

The property is a mid terraced Victorian building consisting of ground plus 3 upper floors. It is of traditional solid brick construction, with a pitched roof. It is presently used as a retail unit and workshop on the ground floor. The upper floors have a self-contained entrance, and provide tastefully refurbished residential accommodation over 3 floors. The accommodation has a number of attractive features on the upper floors, to include original fireplaces, and feature brick walls.

The property is directly opposite the new Everton Stadium, and would be suitable for a variety of commercial or licenced/leisure uses, subject to planning.

Accommodation

We have measured the property on the following gross internal floor areas:-

Ground floor: 1,395 sq. ft (129.6 sq. m)

First floor: 525 sq. ft (48.77 sq. m)

Second floor: 463 sq. ft (43.01 sq. m)

Third floor: 352 sq. ft (32.70 sq. m)

Total: 2735 sq. ft (254.08 sq. m)

Tenure

The accommodation is offered by way of a new FR&I Lease of negotiable length.

Rent

The asking rental is £50,000 per annum exclusive.

Rates

Rateable Value: £3,750 (Ground and 1st floor)

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: Chris Hennessy B.Sc. MRICS

Email: chris.hennessy@skrealestate.co.uk

Tel: 0151 207 9339 / 07435 986 377

