



TO LET/MAY SELL
57 Orrell Road, Bootle,
Liverpool, L20 6DX

- Two Storey Commercial Premises
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 62.8 sq.m (676 sq.ft)

TO LET/MAY SELL

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Location

The premises are situated fronting onto Orrell Road close to its junction with Harris Drive. The property forms part of a small local suburban shopping parade which includes a newsagents, cafe and hair and beauty salon. The surrounding area is mainly residential in nature dominated by semi detached housing. Orrell Road is a single carriageway local distributor road. The property lies approximately a mile north of Bootle town centre and 3.5 miles north of Liverpool city centre.

The Property

The property provides a two storey commercial mid terrace of traditional brick construction comprising a retail unit on the ground floor with ancillary storage at first floor. Internally, the premises benefits from non slip linoleum flooring throughout, ceiling mounted LED lighting and WC facilities. Externally, the unit benefits from an aluminium 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:

Ground Floor: 37.9 sq.m (408 sq.ft)

First Floor: 24.9 sq.m (268 sq.ft)

Tenure

The premises are available to let by way of a new effectively Full Repairing and Insuring lease, for a term to be agreed.

EPC

The property has an Energy Performance rating of D. Further details available upon request.

Rent

£7,000 per annum exclusive of business rates, insurance, VAT and all other outgoings.

May sell. Offers invited.

Rates

We understand through internet enquiries that the property has a rateable value of £3,850. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

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

Contact: Tom Pearson

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