



**TO LET**  
**49/49a Booker Avenue**  
**Liverpool**  
**L18 4QZ**

- Well Established Commercial Parade
- Suitable For A Number Of Uses, Subject To Planning
- Desirable Location
- Total Approx NIA: 117.5 sq.m (1,266 sq.ft)

## TO LET

49 Booker Avenue, Liverpool, L18 4QZ



### Location

The property forms part of a well-established local shopping parade, with a commercial frontage fronting on to Booker Avenue close to its junction with Brodie Avenue approximately 3.5 miles Southeast of Liverpool City Centre.

The frontage is set back from Booker Avenue, and benefits from a short slip road which provides a reasonable kerbside parking provision.

The immediate surrounding area provides desirable residential dwellings, with nearby commercial occupiers including Boots Pharmacy, beauticians, bar and eateries, Bargain Booze, and Tesco to name but a few.

### The Property

The subject property comprises a prominent two storey semi-detached mixed use premises, consisting of a ground floor retail unit previously occupied by a Barbers and therefore currently fit out for that purpose benefiting from a polished concrete flooring, and suspended ceiling with recessed fluorescent strip lighting throughout.

### 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: 58.1 sq.m (626 sq.ft)

First Floor: 59.4 sq.m (640 sq.ft)

### Tenure

A new Full Repairing and Insuring lease, for a term to be agreed.

### Rent

Ground Floor: **£15,000 per annum**

Ground and First Floor: **£23,500 per annum**

### Rates

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

### EPC

The property has an Energy Performance Rating of C. 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

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