



FOR SALE

103-105 Allerton Road,
Liverpool, L18 2DD

- Two Storey Commerical Premises
- Well Established Commercial District
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning

FOR SALE

103 Allerton Road, Liverpool, L18 2DD



Location

The property is located on Allerton Road within a well established suburban shopping area and commercial district. There are a number of local and independent restaurant and bar premises along Allerton Road. Allerton Road services the surrounding residential population of Mossley Hill, Childwall, Woolton and Allerton. Allerton Road also provides a main arterial route to Liverpool city centre linking with Queens Drive at the A5058 and Smithdown Road (A562) and South Liverpool.

The Property

The premises comprise a ground floor bar / restaurant with various internal seating, tables and chairs for approximately 20 seats/covers with kitchen preparation area to the rear. The first floor provides an open plan restaurant capacity for approximately a further 50 covers and staff/storage room and WC facilities. The premises previously traded as a restaurant and fit for this purpose providing timber flooring, bar servery, display cabinets, first floor fully fitted with soft seating, recessed spot lights, air conditioning, CCTV, security alarm and roller shutter. Externally, the property benefits from a double glazed bi-fold glazed frontage with the added security of electric 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: 70.22 sq.m (756 sq.ft).

First Floor: 116.5 (1,254 sq.ft).

Tenure

Freehold

EPC

A full copy of the EPC is available upon request.

Rates

We understand through internet enquires the property has a rateable value of £20,000. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Guide Price

£300,000

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

