



TO LET

53 Allerton Road,
Mossley Hill, Liverpool,
L18 2DA

- Two Storey Commercial Premises
- Prime Location within a Well-Established Commercial Centre
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning

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Location

The subject property is situated fronting onto Allerton Road, at its junction with Wyndcote Road, within the shopping and commercial district centre of Allerton, South Liverpool. The Allerton Road district draws on a wide catchment area, which includes a number of local and national multiples including Tesco, Boots, Costa Coffee, Halifax, WH Smith, and Home Bargain to name but a few.

The Property

The property is a two-storey Victorian end terraced building of traditional brick construction, comprising a commercial unit with a self-contained first and second floor consisting of an open plan retail sales area with kitchen facilities to the rear of the unit leading an internal staircase leading to ancillary office accommodation. Internally, the property benefits from a mixture of tiled and carpeted flooring, spot lighting and electric storage heaters. Externally, the property benefits from an aluminum framed single-glazed frontage and nearby kerbside parking provision

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: 64.7 sq.m (696 sq.ft).

First Floor: 40.9 sq.m (440 sq.ft).

Second Floor / Eves: 25 sq.m (270 sq.ft)

Tenure

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

EPC

The property has an Energy Performance Rating of C. Further details available upon request.

Rates

We understand through internet enquires the property has a rateable value of £16,250. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£29,500 per annum.

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)

