



TO LET

147-161 Richmond
Row, Liverpool, L3 3BU

- Industrial Workshop
- Well Established Location close to the City Centre
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx GIA: 291.3 sq.m (3,135 sq.ft)

TO LET

147-161 Richmond Row, Liverpool, L3 3BU

Location

The subject property is located fronting Richmond Row, close to its junction with Fox Street and close to the main arterial route (New Islington) into Liverpool City Centre, approximately 1 mile West. The immediate surrounding area is predominantly Industrial in nature however suitable for a number of uses and provides direct access to the amenities of the city centre as well as good links to the local motorway networks (M62).

The Property

The premises comprises a self contained ground floor industrial workshop within a two-storey mixed use building. Internally, the property is currently fit out to a good standard benefiting from open plan workshop with vehicular access via electric roller shutter and office provision with carpet tile flooring, suspended ceiling throughout incorporating recessed fluorescent strip lighting, PVCu double glazing and kitchenette and W.C facilities. Externally, the premises benefits from car parking provision for up to 4 vehicles.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Gross Internal Area: 291.3 sq m (3,135 sq ft)

Tenure

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

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3068 or www.voa.gov.uk/business-rates

EPC

The Energy Performance Asset Rating is Band D76. A full copy of the EPC is available upon request.

Rent

£18,500 per annum

Viewings

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

