



TO LET

102 Allerton Road,
Mossley Hill, Liverpool,
L18 2DG

- Three Storey Commercial Property
- Prime Location
- Well Established Commercial District
- Suitable For A Number Of Uses, Subject To Planning

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Location

The subject property is situated fronting onto Allerton Road set back from the roadside, at its junction with Limesdale Road, within the well established 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 three-storey Victorian end terraced period property of traditional brick construction, currently comprising three floors of office accommodation with a lower ground floor consisting of WC provision and kitchen facilities. The ground floor could provide an open plan retail sales area and therefore suitable for a number of alternative uses, subject to planning. Internally, the property benefits from a mixture of tiled and carpeted flooring, fluorescent strip lighting and electric storage heaters. Externally, the property benefits from single glazed timber framed sash windows and a single glazed aluminium framed commercial frontage with kerbside parking provision nearby.

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:

Lower Ground Floor:	24.7 sq.m (266 sq.ft)
Ground Floor:	77.5 sq.m (835 sq.ft)
First Floor:	53.8 sq.m (580 sq.ft)
Second Floor:	58.5 sq.m (629 sq.ft)
TOTAL APPROX:	214.5 sq.m (2,310 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

Details available upon request.

Rates

We understand through internet enquires the property has a rateable value of £22,500. 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

£40,000 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)

