



TO LET

161-163 Queens Drive,
Childwall, Liverpool,
L15 6XT

- Ground Floor Commercial Unit
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA; 65.2 sq.m (702 sq.ft)

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Location

The property is prominently situated within a well established retail parade fronting Queens Drive, close to its junction with Childwall Valley Road, approximately four miles east of Liverpool City Centre. The immediate surrounding area provides a densely populated residential dwellings with the commercial parade consisting of a mixture of local and national occupiers including William Hill Bookmakers and Weatherspoons, to name but a few

The Property

The premises consists of a ground floor retail unit situated within a mid-terrace two storey building. Internally, the property was previously occupied by a cafe and fit out for that purpose benefiting from fully fitted commercial kitchen, seating for approximately 28 covers, laminate flooring throughout, electric storage heaters and WC provision to the rear of the unit. Externally, the property benefits from single glazed aluminium framed frontage with the added security of electric security 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:

Retail Sales: 50 sq.m (538 sq.ft)

Kitchen: 15.2 sq.m (164 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

We understand the property has an Energy Performance Rating of D. Further details available upon request.

Rates

We understand through internet enquiries the property has a rateable value of £10,250. 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

£12,000 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)

