



TO LET

173 Allerton Road,
Liverpool, L18 6HG

- Ground Floor Commercial Unit
- Suitable For A Number Of Uses, Subject To Planning
- Well Established Commercial District
- Total Approx NIA: 87 sq.m (937 sq.ft)

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Location

The subject property is located in the highly sought-after suburb of Mossley Hill a vibrant and affluent area, known for its mix of residential, retail, and leisure amenities with Liverpool city centre lies approximately 3.5 miles (5.6 km) to the northwest. Allerton Road is one of the main arterial routes in the area, renowned for its bustling high street which offers a diverse range of shops, restaurants, cafés, and bars. The property is prominently positioned fronting Allerton Road, at its junction with Harthill Avenue and in close proximity to Queens Drive, a key ring road that encircles the city.

The Property

The property is a three-storey end terraced building of traditional brick construction with pebble dashed rendered elevations, comprising a self-contained ground floor commercial current trading as a pet shop and groomers. Internally, the unit comprises an open plan retail sales area with kitchen and WC facilities to the rear of the unit benefiting from solid wood parquet flooring and suspended ceiling incorporating recessed fluorescent strip lighting. Externally, the property provides a single glazed timber framed semi hard commercial frontage with a recessed entrance 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:

87 sq.m (937 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.

EPC

A full copy of the EPC is available upon request.

Rates

We understand through internet enquires the property has a rateable value of £18,000. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£25,000 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Contact: Tom Pearson

Tel: 0151 207 9339

Email: tom.pearson@skrealestate.co.uk

