



TO LET

31 Belmont Road,
Liverpool, L6 5BG

- 1,972 sq. ft (183.2 sq. m)
- Refurbished office accommodation.
- Suitable for a variety of commercial uses, subject to planning.

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Location

The property is situated on the westerly side of Belmont Road, within an established commercial area, approximately 1.5 miles (2.4 km) east of Liverpool City Centre. Belmont Road (A5089) links with West Derby Road (A5049) which is one of the main arterial routes running east from Liverpool City Centre, linking with Queens Drive (A5058) 1.5 miles (2.4 km) east of the property. Communication links in the area are excellent.

The Property

The property comprises of former Victorian house which has been converted to office use. It is of traditional brick construction, with a pitched concrete tiled roof. It extends to basement plus 3 upper floors.

All floors have been converted to offices and are carpeted with plastered and painted walls and ceilings, and full gas fired central heating.

The property benefits from good natural daylighting, with additional illumination being provided by fluorescent strip lighting.

The property has fully fitted kitchen areas on both ground and first floors.

Accommodation

We have measured the accommodation on the following gross internal floor area:-

1,972 sq. ft (183.2 sq. m)

Tenure

The property is available on a new FR&I Lease, of negotiable length, at a rental of £19,500 per annum exclusive.

Rent

£19,500 per annum exclusive.

Rates

Rateable Value: £11,000

EPC

An EPC is available on request.

Viewings

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

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