



TO LET

First Floor, 119 Allerton
Road, Liverpool, L18
2DD

- First Floor Commercial Unit
- Well Established Parade
- Suitable For A Number Of Uses,
Subject To Planning
- Total Approx. NIA: 34 sq.m (365
sq.ft)

TO LET

First Floor, 119 Allerton Road, Liverpool, L18 2DD

Location

The subject property is situated in the vibrant suburb of Mossley Hill, approximately 3.5 miles southeast of Liverpool city centre, 119 Allerton Road benefits from a strategic position within a bustling commercial district. Allerton Road is renowned for its lively high street, offering a diverse range of shops, restaurants, cafés, and bars, catering to both the local community and visitors. The area is characterized by a mix of local and national businesses, including retailers like Tesco, Boots, and Costa Coffee, as well as financial institutions such as Halifax to name but a few. The property boasts excellent accessibility, with proximity to major arterial routes such as Queens Drive (A5058) and Smithdown Road (A562), facilitating easy access to Liverpool city centre and surrounding areas. Public transport options are abundant, with Mossley Hill railway station approximately 0.6 miles away, providing regular services to the city and beyond. Additionally, the area is well-served by local bus routes, and nearby kerbside parking provision

The Property

The property is a two-storey Victorian mid terraced building of traditional brick construction, comprising a commercial unit at first floor level. The first floor consists of three rooms with WC and kitchenette facilities to the rear of the unit. Internally, the property benefits from plastered and painted walls, carpeted floor coverings throughout, and gas central heating with access via a self-contained entrance with intercom fronting Allerton Road. Externally, the property provides single glazed timber framed windows

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:

34 sq.m (365 sq.ft)

Tenure

The premises are available to let by way of an Assignment of the existing Lease for the residue term of 3 years from 22nd October 2024 at a passing rent of £6,500 per annum, exclusive of service charge, rates and all other outgoings,

Alternatively, by way of a surrender and re-grant of a new Lease, subject to Landlords consent

Rent

£6,500 per annum.

Rates

We understand through internet enquiries that the property has a rateable value of £3,700. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

EPC

The property has an Energy Performance Rating of C75. A full copy of the EPC is available upon request

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)

