



## TO LET

1-3 Childwall Priory  
Road, Liverpool,  
L16 7PB

- Ground floor commercial unit.
- Within a well established retail parade.
- Suitable for a number of uses, subject to planning.
- Total approx. NIA: 140 sq. m (1,503 sq. ft)

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1-3 Childwall Priory Road, Liverpool, L16 7PB

## Location

The property is prominently situated within a well established retail parade fronting Childwall Priory Road, close to its junction with Queens Drive (A5058) approximately four miles east of Liverpool City Centre. The immediate surrounding area provides 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 former bank premises situated within a mid-terrace two storey building, comprising a substantial ground floor unit that has been extensively refurbished to provide a well presented open retail sales area, with kitchen provision and DDA compliant WC to the rear. An internal staircase provides access to basement storage. Internally, the property benefits from plastered and painted walls throughout, laminate flooring, a mixture of spot and pendant lighting, and gas central heating with modern radiators. Externally, the property benefits from single glazed aluminium framed frontage 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:

140 sq.m (1,503 sq.ft)

## Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease, for a term to be agreed.

## Rent

£25,000 per annum.

## Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

## EPC

A full copy of the EPC is available upon request.

## 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](mailto:tom.pearson@skrealestate.co.uk)

