



## TO LET

27 Rose Lane, Mossley Hill, Liverpool, L18 8AD

- Ground Floor Commercial Unit with One Bed Flat
- Desirable High Street Location
- Suitable For A Number Of Uses, Subject To Planning

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### Location

The property fronts onto the Southeasterly side of Rose Lane in the Mossley Hill area approximately 4 miles southeast of Liverpool City Centre. The immediate locality forms part of a good quality suburban residential area which is dominated by residential properties. Rose Lane is a reasonably busy single carriageway local distributor road on both sides of which there are mixed residential and commercial shopping frontages. The majority of shops are occupied by local traders but there are a few multiples including Tesco Express, but it is popular with specialist and destination traders including, for example, wine bars and restaurants, interior designers, and hair and beauty salons. The subject property is situated at the corner of Rose Lane and Bridge Road in close proximity to Mossley Hill train station, providing excellent links to Liverpool City centre, with kerbside parking permitted on nearby side roads.

### The Property

The property is a two-storey end terrace building of traditional brick construction under a pitched roof. It is flat fronted and faces directly onto the pavement comprising a ground floor commercial shop unit previously trading as an Aesthetics Clinic and fit out for this purpose with clinic rooms benefiting from laminate flooring throughout, kitchen and WC provision with plastered and painted wall. with a single storey outrigger projection on the back and walled yard area. The upper floors comprise a self-contained 1 bed apartment with access from Bridge Road currently undergoing a refurbishment.

### 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:

Ground Floor: 60.4 sq.m (650 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.

### Rent

**£24,000 per annum.**

### EPC

We understand the property has an Energy Performance Rating of C65. A full copy of the EPC is available upon request.

### Rates

We understand through internet enquiries that 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](http://www.voa.gov.uk/businessrates).

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

