



## TO LET

104 County Road,  
Liverpool, L4 3QW

- Ground Floor Commercial Unit
- Within a Well Established Local Parade
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 111 sq.m (1,195 sq.ft)

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### Location

The premises are situated fronting onto County Road close at its junction with Ismay Street, in the Walton area around 2.5 miles northeast of Liverpool city centre. It forms part of a continual retail/commercial frontage, behind which are densely developed areas of modest value Victorian terraced housing. Kerbside parking is not permitted at the front of the property on County Road but is available on other nearby side roads. County Road and nearby Walton Road form part of an extensive and busy local shopping/commercial centre with a number of multiple retailers including H&T Pawnbrokers, Betfred, KFC, Home Bargains, Heron Foods, Subway and Savers, as well as a wide variety of local traders

### The Property

The property provides a ground floor commercial unit within a three storey, mid terrace of traditional brick construction. Internally the premises is good condition having recently undergone a refurbishment providing plastered and painted walls throughout, suspending ceilings with recessed fluorescent strip lighting, and WC provision. Externally the unit benefits from an aluminium double glazed frontage with the added security of roller shutters

### 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: 57.5 sq.m (619 sq.ft)

Basement: 53.5 sq.m (575 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

**£15,000 per annum.**

### Rates

We understand through internet enquiries that the property has a rateable value of £5,500.

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

The property has an Energy Performance Rating of D97. 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](mailto:tom.pearson@skrealestate.co.uk))

