



## TO LET

55a Breck Road,  
Liverpool, L4 2QS

- Ground Floor Commercial Unit
- Well Established Local Parade
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 38.55 sq.m (414 sq.ft)

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### Location

The property is prominently situated at the junction of Breck Road and Taplow Street, within the well-established Anfield district of North Liverpool. Breck Road (A580) is a key arterial route linking the city centre and is characterised by a mix of local retail, commercial, and residential occupiers. Anfield is a densely populated residential area approximately 2.5 miles north-east of Liverpool city centre, with Anfield Stadium located less than a mile to the west. The location benefits from good public transport connectivity, with regular bus services operating along Breck Road and easy access to nearby railway stations including Kirkdale and Edge Hill. Nearby occupiers include a mix of national and independent retailers such as convenience stores and fast food outlets.

### The Property

The property provides a ground floor commercial unit within a two storey, end terrace of traditional brick construction. Internally the premises is average condition and previously traded as a barbers shop providing a main retail sales area to the front of the unit benefiting tiled flooring throughout, suspended ceiling incorporating recessed fluorescent strip lighting whilst the remainder of the unit provides ancillary storage with small kitchenette facilities to the rear and WC provision. Externally the unit benefits from an aluminum framed double glazed commercial frontage with the added security of electric 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:

38.55 sq.m (414 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

**£8,500 per annum.**

### Rates

We understand through internet enquiries that the property has a rateable value of £3,550.

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 Tel: 0151 207 9339 / Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

