



TO LET

106 Allerton Road,
Liverpool, L18 2DG

- Three Storey Commercial Premises
- Well Established Commercial District
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 134.7 sq.m (1,450 sq.ft)

TO LET

106 Allerton Road, Liverpool, L18 2DG

Location

The subject property is situated fronting onto Allerton Road set back from the roadside, at its junction with Limesdale Road, within the well established shopping and commercial district centre of Allerton, South Liverpool. The Allerton Road district draws on a wide catchment area, which includes a number of local and national multiples including Tesco, Boots, Costa Coffee, Halifax, WH Smith, and Home Bargain to name but a few.

The Property

The property is a three-storey Victorian mid terraced building of traditional brick construction, comprising a commercial unit with a ground floor retail sales area with internal staircase to the rear providing direct access to first and second floor consisting of ancillary storage accommodation and kitchen provision. Internally, the ground floor benefits from an open plan layout with suspended ceiling incorporating recessed fluorescent strip lighting, laminate flooring throughout. Externally, the property provides a single glazed timber framed commercial frontage with sash windows to the upper levels 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:

Ground Floor: 47.88 sq.m (515 sq.ft).

First Floor: 42.4 sq.m (456 sq.ft).

Second Floor: 44.4 sq.m (478 sq.ft).

TOTAL APPROX: 134.68 sq.m (1,450 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.

EPC

Further details available upon request.

Rates

We understand through internet enquires the property has a rateable value of £21,750. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£32,500 per annum.

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)

