



## TO LET

214 Smithdown Road,  
Liverpool, L15 3JT

- Ground Floor Commercial Premises
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 61.5 sq.m (662 sq.ft)

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### Location

The premises are situated fronting onto Smithdown Road at its junction with Ullet Road and Greenbank Drive approximately 3 miles east of Liverpool City Centre. Smithdown Road (A562) is the main arterial route linking Liverpool City Centre and Queens Drive (A5058) and within a busy retail parade with the immediate surrounding area consisting of a mixture of residential housing and a mixed commercial/residential premises

### The Property

The property provides a ground floor commercial unit within a three storey, mid terrace of traditional brick construction. Internally the premises is in poor to condition with fixtures and fittings to be removed by the previous occupier and in need for general improvement throughout. However, we understand the property will provide an effectively shell condition prior to marketing. Externally the unit benefits from an timber framed single glazed frontage benefit steel security grate.

### 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:

61.5 sq.m (662 sq.ft).

### Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease.

### Rent

**£12,000 per annum.**

### Rates

We understand through internet enquiries that the property has a rateable value of £10,000. 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))

