



TO LET/FOR SALE
27-29 Belmont Road
Liverpool
L6 5BG

- Self-contained office building.
- Floor area: 3,135 sq. ft (291.3 sq. m)
- Freehold.
- Suitable for conversion to residential apartments, subject to planning.

TO LET

27-29 Belmont Road, Liverpool, L6 5BG

Location

The property is situated on the westerly side of Belmont Road, within an established commercial area, approximately 1.5 miles (2.4 km) east of Liverpool City Centre. Belmont Road (A5089) links with West Derby Road (A5049) which is one of the main arterial routes running east from Liverpool City Centre, linking with Queens Drive (A5058) 1.5 miles (2.4 km) east of the property. Communication links in the area are excellent.

The Property

The building extends to basement plus 2 upper floors. It is currently used as offices, and is of traditional brick construction, with a flat roof.

Internally, the building provides office accommodation in both general and private office format, on both ground and first floors. The basement provides further training rooms and storage accommodation.

The accommodation is carpeted and has suspended ceilings incorporating recessed LED lighting. The property benefits from good levels of natural daylight and has gas fired central heating.

Externally, there is a secure tarmac surfaced car park, with space for approximately 10 vehicles.

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:

Basement Offices: 734 sq. ft (68.2 sq. m)

Basement Storage: 326 sq. ft (30.3 sq. m)

Ground Floor: 112 sq. ft (94 sq. m)

First Floor: 1,063 sq. ft (98.8 sq. m)

Total: 3,135 sq. ft (291.3 sq. m)

Terms

The property is available on either a new FR&I Lease at a rental of **£25,000** per annum exclusive, or alternatively it is available at a sale price of **£195,000**.

Rates

We understand through internet enquiries the property has a rateable value of £12,500. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

EPC

We understand the property has an Energy Performance Rating of E. Further details available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

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