



TO LET / MAY SELL

63 Seaforth Road,
Litherland, Liverpool,
L21 3TX

- Ground Floor Commercial Unit
- Licensed Premises
- Well Established Local Parade
- Suitable For A Number Of Uses, Subject To Planning

Location

The premises are situated fronting onto Seaforth Road close to its junction with Princess Way, approximately 4.5 miles north of Liverpool City Centre. Seaforth Road forms part of the A5036 corridor, a key arterial route providing direct access to Liverpool Docks, the M57/M58 motorway network, and surrounding areas including Bootle and Crosby. The property is located within a busy retail parade, with the immediate surrounding area comprising a mixture of residential housing and commercial premises, including convenience stores, takeaways, and local service providers. The area benefits from strong transport links, with Seaforth & Litherland Railway Station within close proximity, providing regular services to Liverpool City Centre and beyond.

The Property

The property provides a ground floor commercial unit within a three storey, mid terrace of traditional brick construction with 1 x 1 bed flat and 1 x 2 bed flat to the upper floors. Internally the ground floor premises is generally good condition having previously occupied as a Mirco Pub providing plastered and painted walls throughout, laminate floor coverings, pendant lighting, and WC provision. Externally the unit benefits from an aluminium framed single 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:

38.7 sq.m (416 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.

Price

Offers Invited

EPC

The property has an Energy Performance Rating of C75. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £3,500. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

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)

