

TO LET

10 Speke Road,
Garston, Liverpool,
L19 2PA

- Two Storey Commercial Premises
- Well Established Retail Parade
- Suitable For A Number Of Uses, S.T.P
- Total Approx NIA: 109.2 sq.m (1,175 sq.ft)

TO LET

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SK
REAL ESTATE

Location

The subject property is located fronting on to Speke Road within a well established suburban shopping parade situated approximately five miles from Liverpool City Centre. Speke Road is a well established shopping district which includes a number of local, regional and national type occupiers including Lloyds TSB, Iceland, Co-op Funeral Care and Dunelm to name but a few. Nearby Garston way (A561) provides excellent transport links across Liverpool and to the local motorway network (M62).

The Property

The property comprises a two storey mid terrace commercial unit of traditional brick construction consisting of a ground floor retail unit with ancillary storage/sales accommodation to the upper floors. Internally the premises benefits from a suspended ceiling with recess fluorescent strip lighting and laminate flooring throughout. The first floor is heavily partitioned and benefits from a kitchenette, fluorescent strip lighting, laminate flooring throughout and W.C facilities. Externally the property benefits from a timber frontage and off road parking.

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: 70.5 sq.m (760 sq.ft)

First Floor: 38.7 sq.m (416 sq.ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£13,500 per annum exclusive of business rates, insurance, VAT and all other outgoings.

Rates

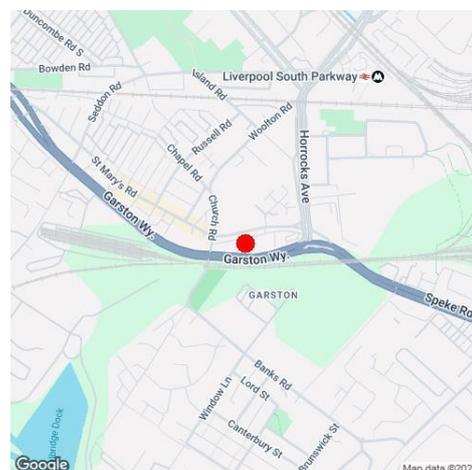
We understand through internet enquires that the property has a rateable value of £11,000. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/business-rates.

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 the Team (commercial@skre.co.uk)



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