



TO LET

157-159 Queens
Drive, Liverpool,
L15 6XT

- Two Storey Commercial Property
- Well Established Local Parade
- Main Arterial Route
- Total Approx NIA: 144 sq.m
(1,550 sq.ft)

Location

The property is situated fronting Queens Drive (A5058) at the established Childwall Fiveways junction, approximately 4 miles east of Liverpool City Centre. Queens Drive forms Liverpool's principal outer ring road, providing direct access to the M62 motorway approximately 2 miles to the east. The property benefits from strong prominence and high volumes of passing vehicular traffic with Childwall Fiveways a well-established suburban district centre serving the surrounding residential and comprising a mix of national and independent retailers.

The Property

The property comprises a two-storey mid-terrace commercial building of traditional brick construction benefiting from a fully glazed aluminium-framed shop front incorporating double entrance doors and display windows onto Queens Drive. Internally, the ground floor provides a predominantly open-plan retail sales area to the front, finished with laminate floor coverings, painted and plastered walls and suspended fluorescent strip lighting. Ancillary space is located to the rear, with staircase access leading to the first floor. The first floor comprises a series of self-contained rooms arranged off a central landing, suitable for office, treatment or ancillary retail use. The accommodation is generally finished with laminate flooring, painted plaster walls and a mixture of standard windows and rooflights providing natural light with a kitchen area is provided together with WC facilities.

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: 66.8 sq.m (719 sq.ft).

First Floor: 46.2 sq.m (497 sq.ft)

Second Floor (Eves): 31 sq.m (334 sq.ft)

Total: 144 sq.m (1,550 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

£18,000 per annum

Price

Offers Invited

EPC

The property has an Energy Performance Rating of C63. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £8,300. 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 the Team: commercial@skre.co.uk

