



TO LET

74 Goodison
Road, Liverpool, L4
4EP

- Ground Floor Retail Unit
- Prominent Corner Location
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 85.7 sq.m (922 sq.ft)

Location

The property is located fronting Goodison Road in the Walton area of Liverpool, approximately 2 miles north-east of the city centre. It occupies a prominent corner position at the junction of Goodison Road with Gwladys Street and City Road, within an established local retail parade serving the surrounding residential area. The area comprises predominantly terraced housing with a range of local shops and services with Goodison Road providing access to County Road (A59), a main arterial route linking to Liverpool City Centre.

The Property

The property comprises a ground floor retail unit forming part of a traditional three-storey corner building of brick construction beneath a pitched roof. The unit occupies a prominent return frontage, benefiting from extensive glazed display windows to both Goodison Road and the adjoining streets. Internally, the accommodation is arranged to provide a predominantly open-plan main sales area to the front, together with ancillary accommodation to the rear including staff/admin space, WC facilities (including accessible provision), and a staff kitchen previously occupied by William Hill.

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:

85.7 sq.m (922 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.

EPC

A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £6,200. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£12,000 per annum, exclusive of business rates, insurance, vat and all other outgoings.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team: commercial@skre.co.uk

