



TO LET

288 Smithdown
Road, Liverpool,
L15 5AJ

- Prominent Ground Floor Retail Unit
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 65.9 sq.m (710 sq.ft)

Location

The property is prominently situated fronting Smithdown Road within the popular Wavertree area of Liverpool, approximately 2.5 miles south-east of the city centre. Smithdown Road (A562) is a key arterial route connecting the city centre with Liverpool's southern suburbs and is well known for its vibrant mix of commercial, leisure and residential uses. The property occupies a strong trading position close to the junction with Russell Road, within a well-established and busy neighbourhood parade. The surrounding area benefits from a diverse occupier base including independent retailers, convenience stores, cafés, takeaways and licensed premises.

The Property

The property comprises a prominent ground floor retail unit forming part of a traditional three-storey mid-terrace building. The unit benefits from a glazed frontage with central pedestrian access and electric roller shutter, providing excellent visibility onto the busy Smithdown Road and exposure to high levels of passing footfall and vehicular traffic. Internally, the accommodation is arranged to provide an open plan retail area to the front, with ancillary accommodation to the rear. The premises are to be offered in a white box condition, presenting a flexible opportunity for a wide range of occupiers to fit out to their own specification. The rear of the unit provides additional storage and ancillary space, together with staff facilities including kitchenette and WC

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:

65.9 sq.m (710 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

£12,000 per annum.

EPC

The property has an Energy Performance Rating of D100. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £11,250. 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)