



TO LET

473 West Derby
Road, Liverpool, L6
4BN

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

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Location

The property occupies a prominent roadside position on West Derby Road (A5049), close to its junction with Gloucester Road, within an established mixed-use area approximately 2 miles east of Liverpool City Centre. West Derby Road is a busy arterial route benefiting from high levels of passing vehicular traffic and strong public transport links, connecting Liverpool City Centre with the eastern suburbs and wider regional motorway network via nearby Queens Drive (A5058).

The Property

The property comprises a ground floor commercial unit that has most recently been occupied as an aesthetics clinic and has been fitted out to a good standard throughout. Internally, the premises provide an attractive and well-presented front treatment/reception area with glazed frontage and modern finishes, leading through to further treatment / office accommodation to the rear. Ancillary accommodation includes a fitted kitchen and WC facilities. In addition, the property benefits from basement storage provision.

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: 34.3 sq.m (370 sq.ft)

Basement: 35.7 sq.m (384 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

£9,500 per annum.

EPC

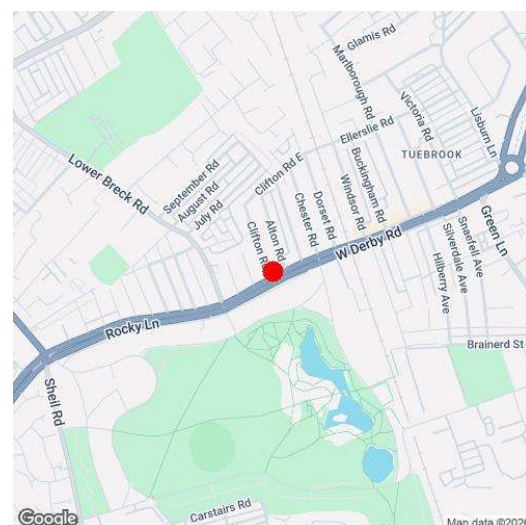
The property has an Energy Performance Rating of E109. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £3,700. 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)



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