



TO LET

94-96 College
Road, Crosby,
Liverpool, L23 0RP

- Ground floor double retail unit.
- Situated in a popular retail area.
- 80.4 sq.m (865 sq.ft)

Location

The property is situated on the easterly side of College Road, Crosby, within a popular local retail area.

Crosby is an attractive and prosperous suburb of Liverpool, situated approximately 6 miles north of Liverpool City Centre.

Communication links in the area are excellent, with College Road linking with Liverpool Road (A565) approximately 1.25 miles to the east of the property. Merseyrail at Blundellsands and Crosby Station is situated approximately half a mile to the west of the property.

College Road is a popular location for local traders, with a wide variety of retail and licensed/leisure users.

The property is also situated a short distance from Marine Football Club's ground at College Road.

The Property

The unit is in excellent decorative order, and was recently used as a hair stylist and beautician studio.

The unit has a single glazed timber frame shop front to College Road, with external security shutters. Internally, it provides 2 interlinking units which have a concrete floor and non-slip tile covering, plastered and painted walls and ceilings, with LED lighting. To the rear of the property is a WC and staff kitchen area.

The unit is suitable for a variety of retail, licensed/leisure, or showroom uses.

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:-

80.4 sq.m (865 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

£14,000 per annum exclusive.

EPC

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

Rates

We understand through internet enquiries that the property has a rateable value of £14,750. Interested parties should make their own enquiry of the Sefton Council's Rating Department on 0151 934 3460 or www.voa.gov.uk/business-rates.

Viewings

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

