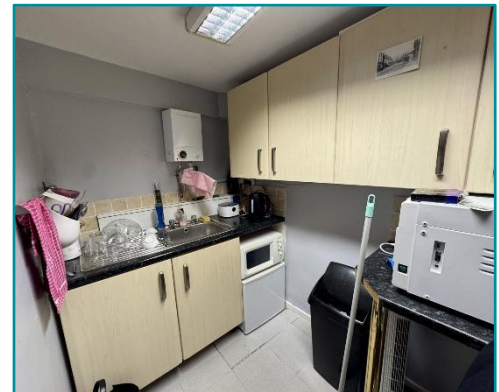
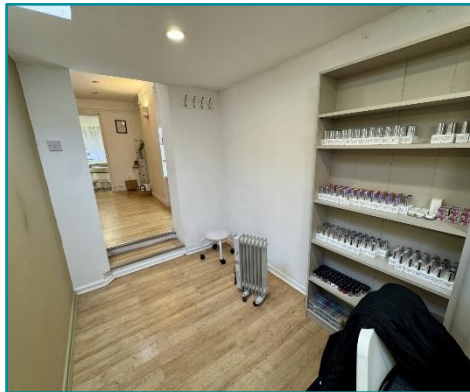




TO LET

1st Floor,
62a Allerton Road,
Woolton, Liverpool,
L25 7RG

- Prominent Retail Unit in the Heart of Woolton Village
- Well Established Location
- Suitable For A Number Of Uses, S.T.P
- Total Approx NIA: 41.2 sq.m (487 sq.ft)

Location

The property occupies a prominent position fronting Allerton Road, close to its junction with St Mary's Street, within the established suburban district of Woolton, approximately 6 miles south-east of Liverpool city centre. Woolton Village is a popular and well-established suburban retail centre serving the surrounding residential areas of Woolton, Gateacre and Allerton, with a mix of independent retailers, cafés, restaurants and professional services. The surrounding area is predominantly residential and regarded as one of South Liverpool's more desirable suburbs. The property benefits from good access to Liverpool city centre, Liverpool John Lennon Airport and nearby rail connections at Liverpool South Parkway.

The Property

The property comprises a two-storey mid-terrace commercial building of traditional brick construction beneath a pitched slate roof. The ground floor provides a predominantly open plan retail unit currently trading as a hairdressing salon, fitted out with styling stations, wash basins and product display areas. Staff kitchen and WC facilities are located to the rear, together with access to a small rear yard. The first floor is accessed via a shared vestibule and provides self-contained accommodation arranged as a number of treatment rooms with ancillary kitchen and 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:-

First Floor: 41.2 sq.m (487 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

£10,000 per annum exclusive of business rates, insurance, VAT and all other outgoings.

Alternatively both floors are available at an asking rent of £22,500.00 per annum exclusive.

Rates

We understand through internet enquires that the property has a rateable value of £6,100. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/business-rates.

EPC

The property has an Energy Performance Rating of B38. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

Contact the Team:-

Tel: 0151 207 9339

Email: commercial@skre.co.uk