



## TO LET

2 Smithdown Place  
Liverpool  
L15 9EH

- Ground And First Floor Commercial Accommodation.
- Suitable For A Number of Uses, Subject To Planning.
- Prominent Position On Main Arterial Route.
- Total Approx. NIA: 90.3 sq. m (972 sq. ft)

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2 Smithdown Place, Liverpool, L15 9EH

### Location

The subject property is located fronting onto Smithdown Place close to its junction with Westgate Road, within close proximity to the well established commercial district centre of Allerton Road, serving the surrounding residential neighbourhoods of Mossley Hill, Childwall, Woolton and Allerton, approximately 3 miles South East of Liverpool City Centre. The immediate surrounding area consist of a mixture of residential dwellings and a number of local and national type commercial occupiers including William Hill, Papa Johns, Costa Coffee, Halifax and Tesco Express to name but a few.

### The Property

The property is a three-storey Victorian mid terraced building of traditional brick construction, comprising a commercial unit with a ground floor retail sales area, with internal staircase to the rear providing direct access to first floor consisting of ancillary storage accommodation and kitchen provision. Internally, the ground floor benefits from an open plan layout with fluorescent strip lighting, laminate flooring throughout and gas central heating. Externally, the property provides a single glazed aluminum framed commercial frontage with sash windows to the upper floors, and nearby kerbside parking 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: 52.475 sq.m (565 sq.ft).

First Floor: 37.8 sq.m (407 sq.ft)

### Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease.

### Rent

£22,500 per annum.

### Rates

We understand through internet enquiries that the property has a rateable value of £7,300.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or [www.voa.gov.uk/businessrates](http://www.voa.gov.uk/businessrates).

### EPC

A full copy of the EPC is available upon request

### Viewings

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

Contact: Tom Pearson

Tel: 0151 207 9339

Email: [tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk)

