

6 Smithdown Place | Liverpool | L15 9EH

Shop | To Let

Location

The premises occupy a prominent position on Smithdown Place close to the junction with Allerton Road and Penny Lane.

Allerton Road is an established shopping location approximately 4 miles from Liverpool City Centre serving residential populations of Mossley Hill, Childwall, Allerton, Aigburth and Woolton.

The unit is located adjacent to the Penny Lane Hotel, other nearby occupiers include Cash Convertors, Footlights, SGB Hairdressing and Penny Lane Surgery, Atlas, Kenmore and Belvoir are some of a number of Estate Agents situated on the opposite side of Allerton Road.

Description

The premises are arranged over ground floor only, comprising a front sales area, with ancillary accommodation to the rear including WC and kitchen facilities.

A doorway at the back of the unit provides rear servicing from the adjacent street.

Key features

- Former Boots Pharmacy
- Prominent position on main arterial road
- Corner location

Terms

The premises are available to let on a new lease, for a term of years to be agreed, subject to upward only rent reviews at the end of every 5th year.

Commencing rent

£25,000 per annum exclusive.



Prominent
Position

VIEWINGS - Strictly by appointment

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Accommodation

The premises comprise the following floor areas:

Ground floor sales	66.61 Sq.m	717.Sq.ft
Ground floor storage/kitchen	18.76 Sq.m	202 Sq.ft
TOTAL	85.37 Sq.m	919 Sq.ft
Basement (hatch access)	52.67 Sq.m	567 Sq.ft

Planning

The premises benefit from a Class E use and would be suitable for a range of future uses including retail, coffee shop and restaurant. Further details are available upon request.

EPC

Further details available upon request. E 116.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £14,500.

For rates payable please refer to the Local Charging Authority, Liverpool City Council - 0151 233 3000.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.



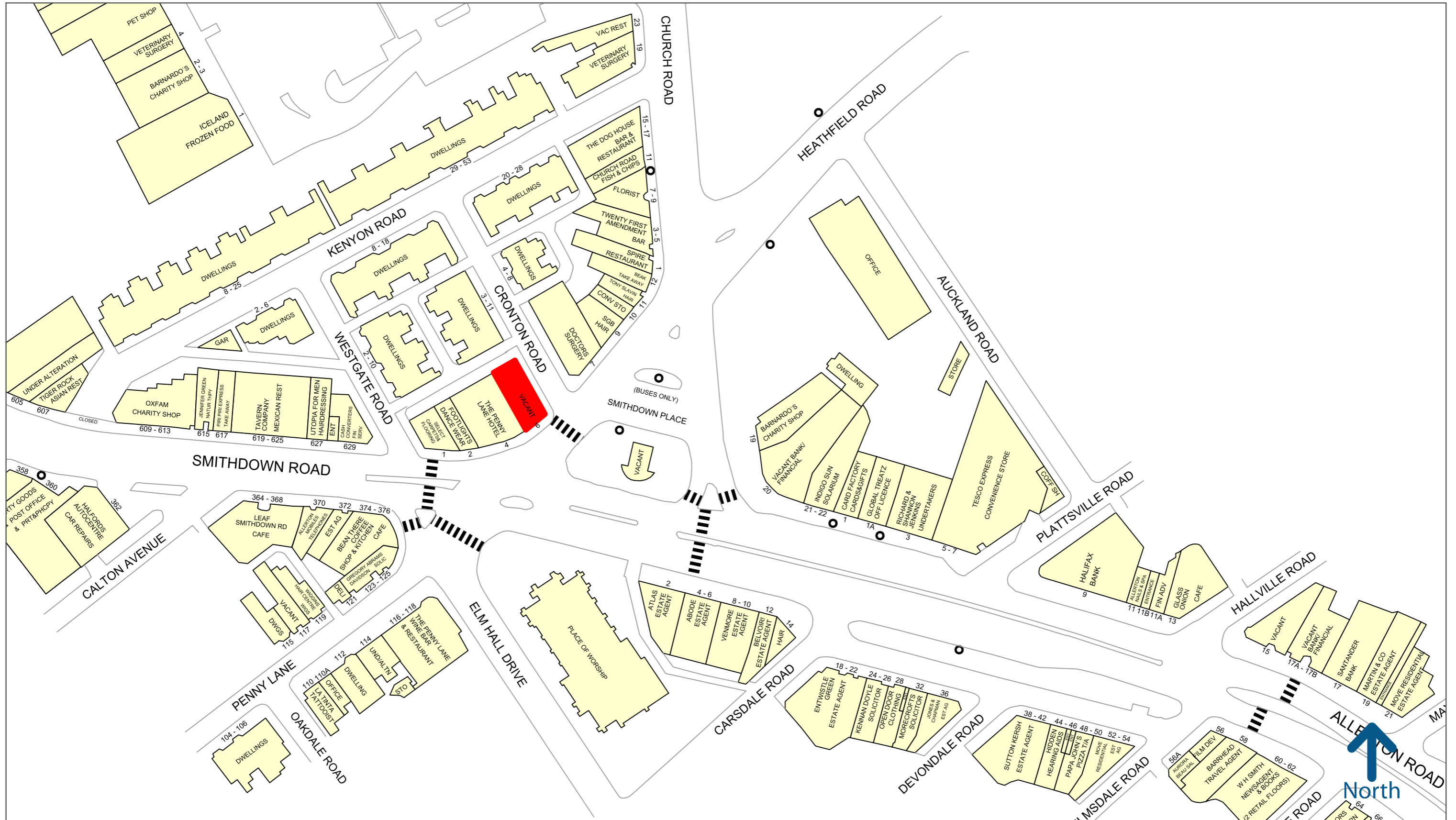
VIEWINGS - Strictly by appointment

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50 metres

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