

246A SMITHDOWN ROAD, LIVERPOOL
MERSEYSIDE, L15 5AH



BUSY ROADSIDE UNIT ADJACENT TO TESCO WITH CAR PARK AT REAR

LOCATION

Modern configured shopping unit with easy access to rear car park, adjacent to a 'C' Store in a busy Liverpool suburb near the University with main road frontage.

ACCOMMODATION

Smithdown Road is an established suburban shopping area in Mosley Hill approximately 3 miles southeast of the City Centre. The area is densely populated as an established residential area but also being close to the University Campus with many students living close by.

The adjacent tenants include **Tesco Express, Barnardos, Pizza Hut** and **Roy Castle Cancer Charity**. There is a customer car park to the rear, the unit is a modern configuration with good head height.

Internal Width	21sqft	6.4sqm
Shop Depth (Avg)	38sqft	11.58sqm
Built Depth (Avg)	96sqft	29.26sqm
Ground Floor Sales	798sqft	74.14sqm
Ground Store	818sqft	76sqm
(Potential Sales/Trading)		

*See attached scale layout plan/also available in DWG format.

TERMS

Available by way of a new 10 year lease with a 5th year upward only rent reviews and an initial passing rent of £26,000 pax.

RATES

Rateable Value	£15,750pa
UBR (2019/2020)	£0.491
Rates payable	£7,733pa

To be confirmed following refurbishment. Interested parties should verify this figures with Liverpool City Council Business Rates Department (Tel: 0151 2333008).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

All enquires or arrangements to view should be via the sole agents, Dresler Smith.

Dresler Smith (Tel: 0113 245 5599)

Contact: David Dresler
davidd@dreslersmith.co.uk

DATE OF PARTICULARS: APRIL 2019

SUBJECT TO CONTRACT & VACANT POSSESSION

Energy Performance Certificate

Non-Domestic Building



Carphone Warehouse
246 Smithdown Road
LIVERPOOL
L15 5AH

Certificate Reference Number:
9934-3092-0838-0500-4695

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 69

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

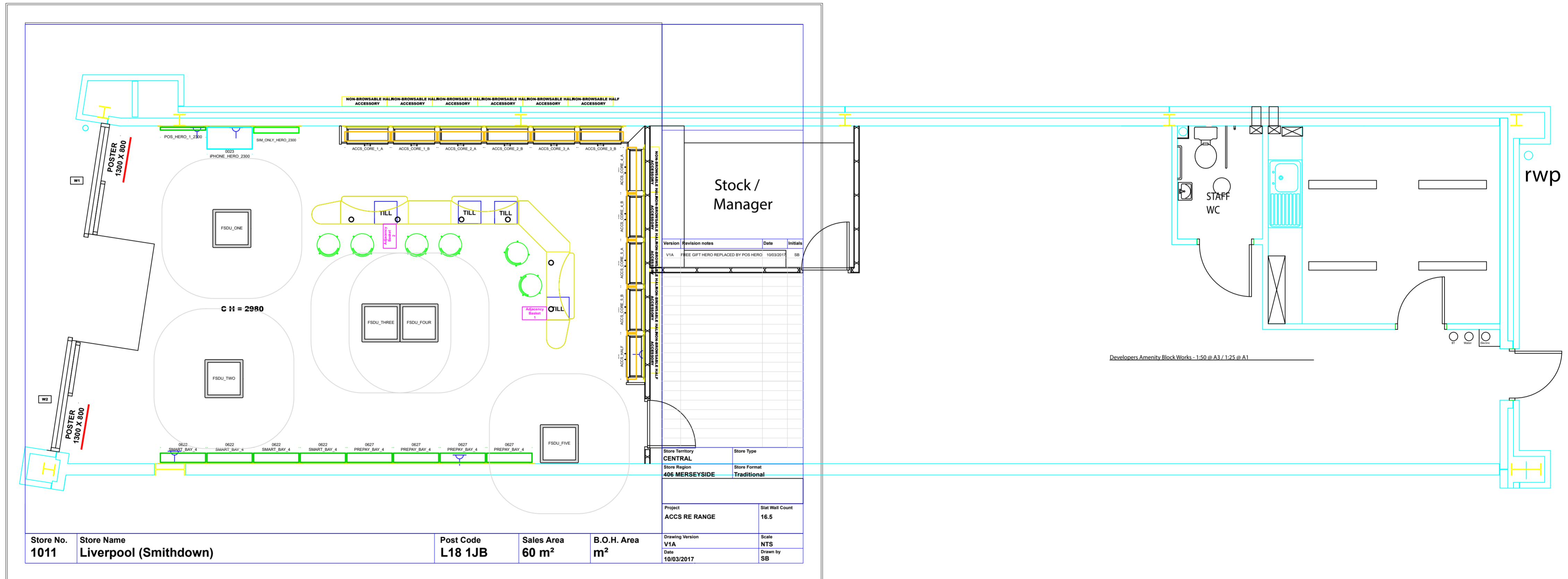
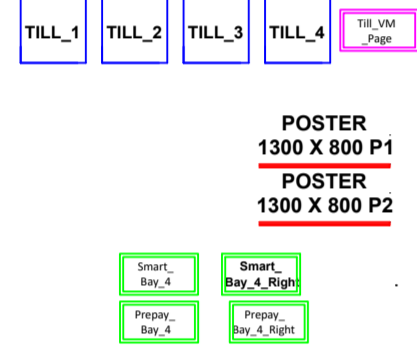
Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	313
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	49.62
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

77 If typical of the existing stock



Store No.	Store Name	Post Code	Sales Area	B.O.H. Area
1011	Liverpool (Smithdown)	L18 1JB	60 m ²	m ²

Version	Revision notes	Date	Initials
V1A	FREE GIFT HERO REPLACED BY POS HERO	10/03/2017	SB

Store Territory	Store Type
CENTRAL	
Store Region	Store Format
406 MERSEYSIDE	Traditional

Project	Slat Wall Count
ACCS RE RANGE	16.5

Drawing Version	Scale
V1A	NTS
Date	Drawn by
10/03/2017	SB

Developers Amenity Block Works - 1:50 @ A3 / 1:25 @ A1