



TO LET

85-87 Liverpool Road,
Formby, Liverpool, L37 6BU

- Well-Established Local Parade
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 36.83 sq.m. (396 sq.ft.)

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Location

The subject property is located fronting onto Liverpool Road (B5424), which forms part of the main route into Formby town centre approximately 0.7 miles North and close to its junction with Formby Bypass (A565), the main arterial route leading to Liverpool City Centre approximately 12 miles South. The subject property is situated within local shopping parade of a densely populated residential area with commercial occupiers comprising a Hair Salon, Coffee Shop, DIY Store, Pharmacy and Off Licence.

The Property

The subject property comprises a two storey mid terrace building of traditional brick construction comprising a self contained two bed flat at first floor level with a ground floor retail unit currently trading as a News Agents and fit out for that purpose. Internally, the ground floor unit benefits from a suspended ceiling incorporating spot lighting strip lighting, concrete floor with linoleum floor coverings, CCTV and WC and kitchenette facilities to the rear of the unit. Externally the unit benefits from a garage/ancillary storage within the rear yard, a timber framed single glazed frontage with the added security of electric roller shutters and 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 areas and dimensions:

Ground Floor

Retail Unit: 36.83 sq.m (396 sq.ft)

Garage: 12.3 sq.m (132 sq.ft)

First Floor

Not Measured.

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease for a term to be agreed.

Additional Information

Please note, the lease will be for the full building with the first floor currently comprising a residential tenant, let on an Assured Shorthold Tenancy at a rent of £6,279 per annum. These rent monies will be collected and retained by the ground floor tenant.

EPC

The property has an EPC rating of D76. Full report available upon request.

Rates

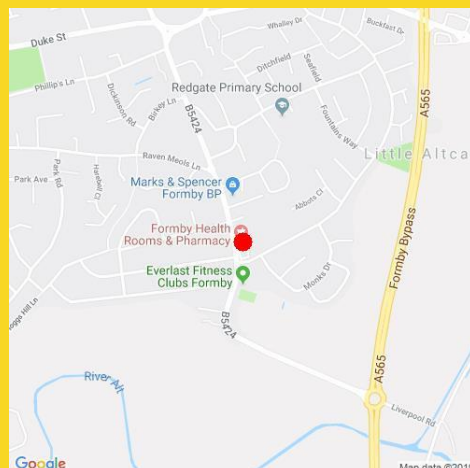
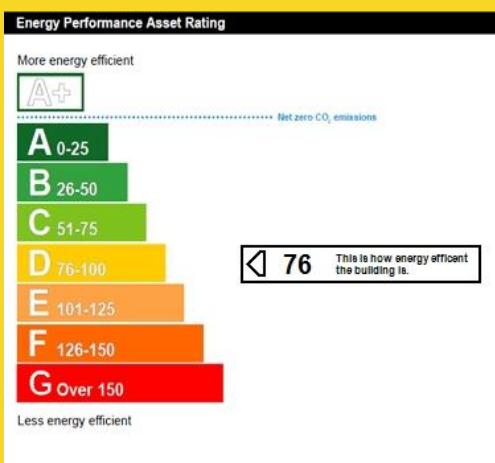
We understand through internet enquiries that the property has a rateable value of £9,900. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£15,000 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)



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