

15 Allerton Road | Mossley Hill | Liverpool | L18 1LJ

Prime Unit To Let |

Location

The premises are located on Allerton Road, which is the principal retail area serving Mossley Hill, Allerton, Wavertree and Childwall.

The property occupies a very prominent corner position on Allerton Road, midway between Penny Lane and Queens Drive (A562) which is a main circular route around the outskirts of Liverpool.

The city centre is located 4.3 miles to the north west. Nearby retailers include Santander, WH Smith, Barrhead Travel and Tesco Express.

Description

The premises are arranged over ground and first floor levels, with a significant glazed frontage to Allerton Road.

The premises comprise a double fronted sales area, subdivided by a central staircase linking to the first floor.

Key features

- Prime unit
- Double fronted
- Corner position
- Suitable for a range of uses

Terms

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed, incorporating upward only rent reviews at the end of every 5th year.

Commencing rental

£32,500 per annum exclusive.

Vacant possession

The premises are available subject to vacant possession.



▶ Prime unit

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

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Accommodation

The premises are arranged over ground and first floors comprising the following floor areas:

Ground floor sales		97.50 Sq.m		1,049 Sq.ft
Ground floor anc		17.70 Sq.m		191 Sq.ft
First floor anc		82.30 Sq.m		886 Sq.ft
TOTAL		197.50 Sq.m		2,126 Sq.ft

The premises benefit from rear servicing accessed via the adjacent Hallville Road. WC facilities are located on both levels.

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

An EPC has been commissioned and is awaited.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £33,750.

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.



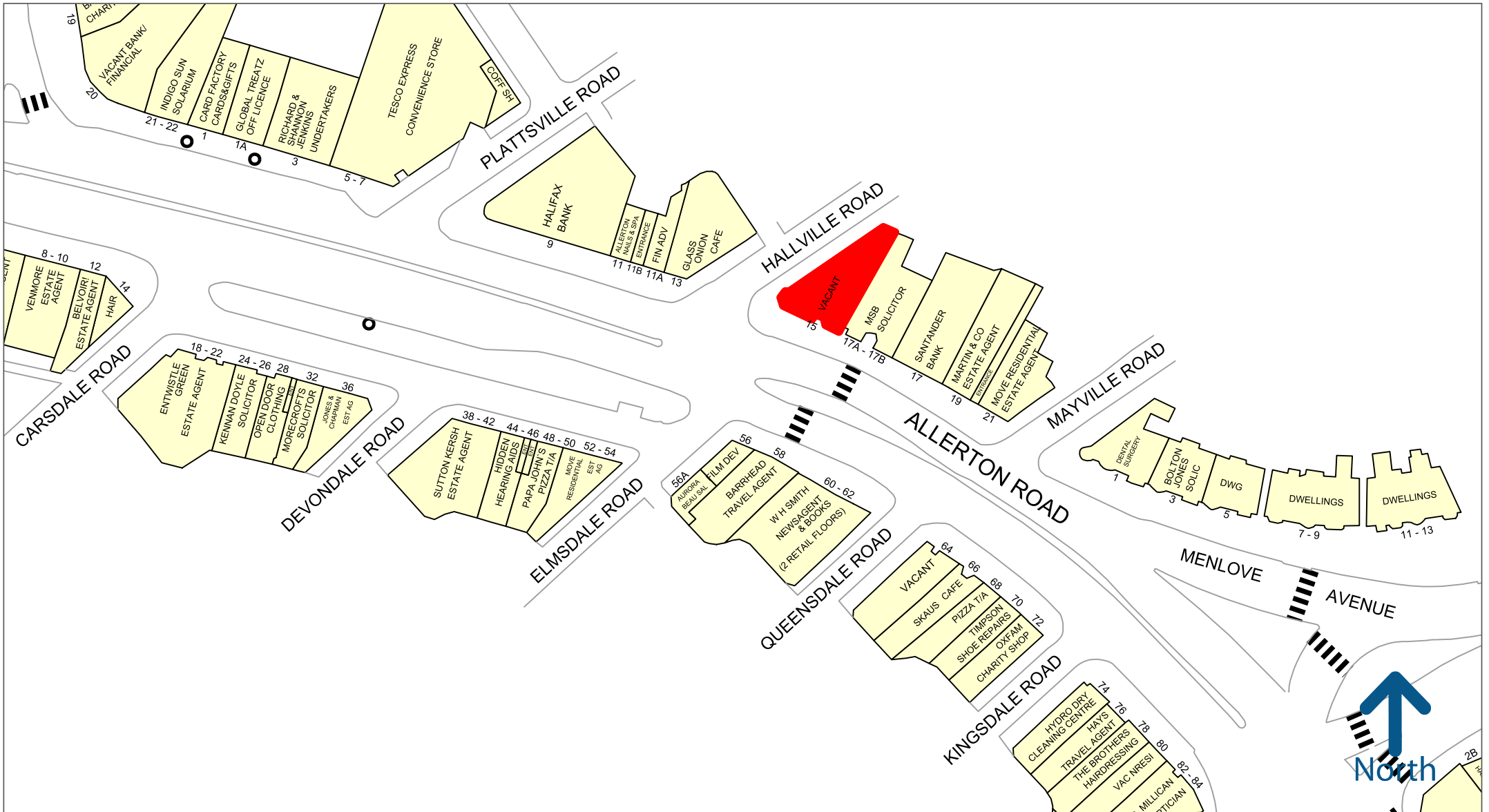
VIEWINGS - Strictly by appointment

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50 metres

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Created By: Brasier Freeth

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