

RETAIL UNIT- TO LET

LIVERPOOL - 1 SMITHDOWN PLACE, L15 9EH

**Mason
Partners**



Location

The property is located in Allerton which is a suburb of Liverpool approximately 3 miles south of the City Centre. It is situated just off Allerton Road, Smithdown Road & Penny Lane, which is the principal retail area serving Allerton, Mossley Hill, Wavertree and Childwall.

Description

A prominent corner unit on Smithdown Place at the busy convergence of Smithdown Road, Allerton Road and famous Penny Lane. Nearby occupiers include Tesco Express, Card Factory, Santander as well as many local retailers and restaurants.

The property comprises the following approximate floor areas: -

Ground Floor NIA: 843 Sq Ft (78.31 sq m)

Basement NIA: 326 Sq Ft (30.29 sq m)

Total NIA: 1,169 Sq Ft (108.60 sq m)

Terms

The premises are available by way of a new, effectively full repairing and insuring lease.

Rent

£25,000 pax

Rating Assessment

Rateable Value - £12,500

Interested parties are advised to make their own enquiries with Liverpool City Council Tel: 0151 233 3000.

Planning

It is understood that the premises have a Class E planning consent.

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EPC

Energy Performance Asset Rating: D

VAT

The property is not registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in any transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

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RETAIL UNIT WITH PARKING - TO LET

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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