

# TO LET



First Floor Offices, 70-76 South Road, Waterloo, Merseyside, L22 0LY



**984 sq ft**

Area



**£10,850 p/a**

Rent



**£6,100**

Rates - RV



**E101**

EPC

- Self-contained first floor office
- Next to Waterloo Merseyrail Station
- Prominent location
- Waterloo is a suburb of Liverpool situated close to the A565 which runs between Liverpool and Southport and lies approximately 4 miles north of Liverpool city centre
- The location of the premises allows for fantastic public transport networks

## Description

The self-contained office suite benefits from good natural light fenestration and has limited noise pollution.

The offices are heated via gas fired central heating and benefit from separate male and female WC's and a kitchen/canteen facility.

## Area

First Floor                    984 sq ft (91.42 sq m)

## Tenure

Available by way of a new full repairing and insuring lease for a term to expire prior to 25 December 2024

## Rent

£10,850 per annum exclusive of rates, VAT, service charge and all other outgoings.

## Rates

Rateable Value £6,100 (April 23 Valuation)

*Subject to small business rates qualification, no Rates are payable on these premises although interested parties are strongly advised to contact Sefton Council on 0345 140 0845 for further information.*

## EPC

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## VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

## Legal costs

Each party to be responsible for their own legal costs.







For further information please contact:



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#### [Code for Leasing Business Premises](#)

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### [Anti Money Laundering Regulations](#)

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### [Disclaimer](#)

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