

# FOR SALE



## 6 Smithdown Road, Liverpool L7 4JG



**503 - 931 sq ft**

Area



**£75,000**

Price - Offers Over



**£4,150**

Rates - RV



**D100**

EPC

- Located on Smithdown Road close to junction with Lodge Lane and Upper Parliament Street
- Smithdown Road (A562) is a busy road linking Liverpool City Centre with South Liverpool
- A very popular and busy student area
- Premises arranged on basement, ground and first floor

## Description

The premises are located on Smithdown Road close to its junction with Lodge Lane and Upper Parliament Street. The premises are in a parade of local retailers with a couple of local speciality food stores nearby.

The premises are arranged on basement, ground and first floor. The first floor has not been used for some time and will require refurbishment.

There is access to the rear of the premises but no parking at the rear.

## Area

Ground Floor	503 sq ft (46.75 sq m)
First Floor	428 sq ft (39.76 sq m)

## Tenure

Freehold.

## Price

Offers over £75,000.

## Rates

Rateable Value April 2023 Valuation: £4,150

## EPC

D100.

## Restriction

Any sale will have a restriction on the site being used as a funeral home or for funeral services.

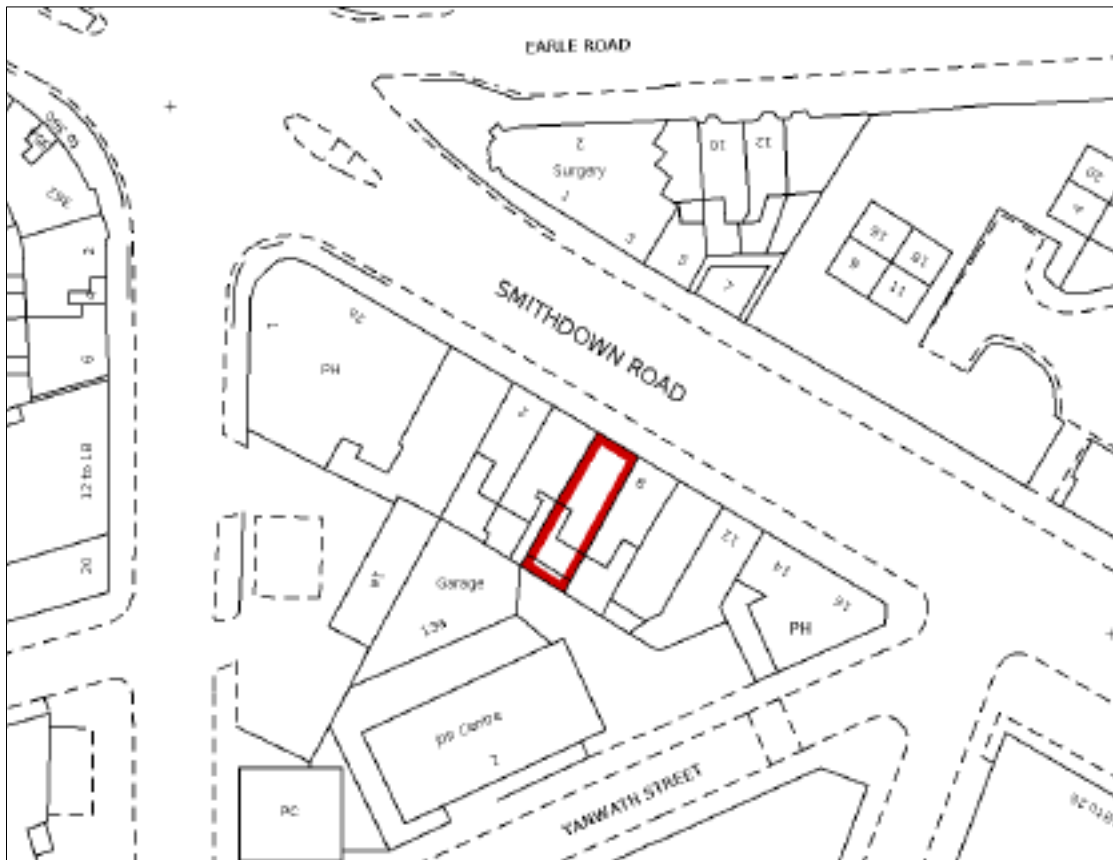
## Legal costs

Each party to be responsible for their own legal costs.

6 Smithdown Road,  
Liverpool L7 4JG



REAR ACCESS

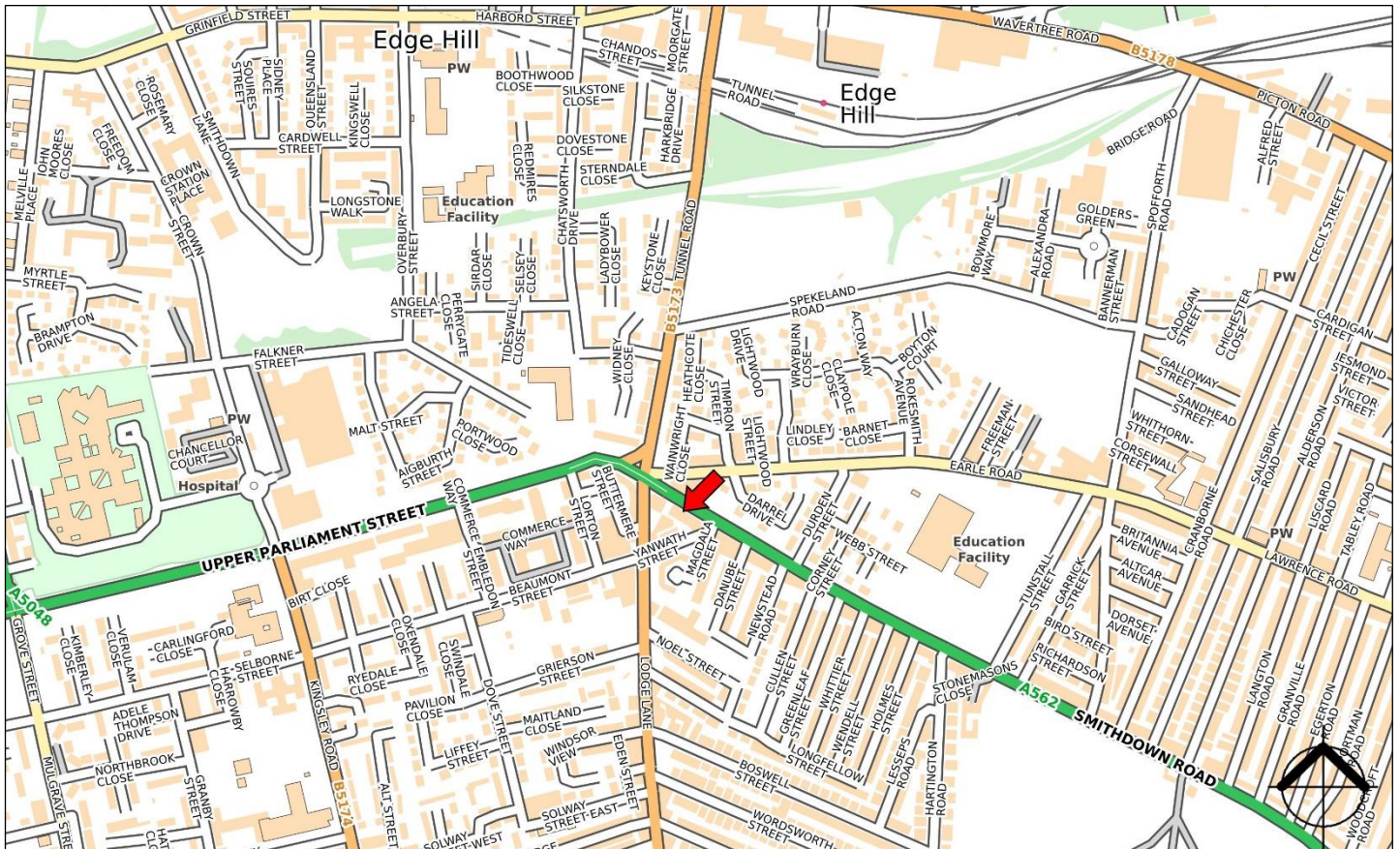


7th Floor, 20 Chapel Street,  
Liverpool, L3 9AG

0151 242 3000  
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.  
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

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Partners list is available upon request.



For further information please contact:



**Peter Burke**  
M: 0778 576790  
E: peter.burke@masonowen.com



**Thomas Brennan**  
M: 07876 193821  
E: Thomas.brennan@masonowen.com

#### [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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