

TO LET



5-7 Allerton Road, Woolton, Liverpool L25 7RA



708 sq ft

Area - Ground



£16,500 p/a

Rent



£13,000

Rates - RV



D78

EPC

- Prime property in the heart of Woolton Village, an affluent suburb in South Liverpool
- The property requires some internal refurbishment but has huge potential and a sizeable beer garden to the rear
- Woolton Village is a vibrant shopping centre filled with lots of independent traders including The Scotch Beef Shop, Liverpool Cheese Co, together with restaurants and bars that attract many from across Liverpool creating a thriving social scene
- National occupiers include Sainsburys, Tesco, The Post Office, Waterfields, William Hill and Yorkshire Building Society
- The area of Woolton boasts many parks, several schools, an historic cinema, golf club and good public transport links

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Area

Ground Floor 708 sq ft (65.77 sq m)
First Floor 494 sq ft (45.89 sq m)
Plus external garden area

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£16,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £13,000

EPC

D78

Planning

Class E Planning currently in place.

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

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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