# TO LET

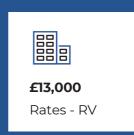


# 5-7 Allerton Road, Woolton, Liverpool L25 7RA







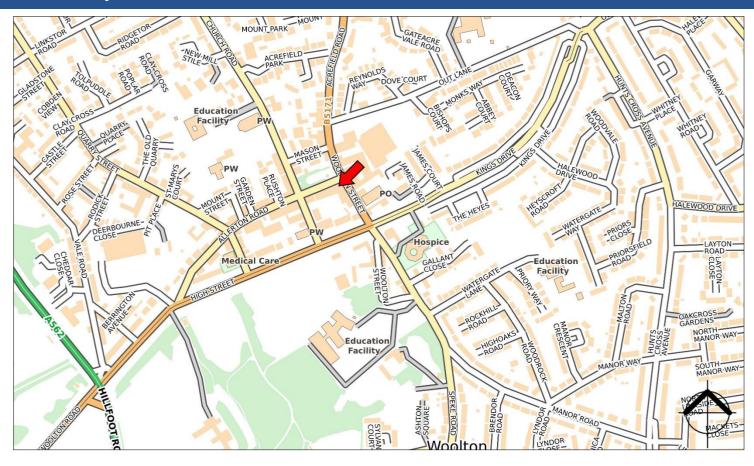




- Prime property in the heart of Woolton Village, an affluent suburb in South Liverpool
- The property requires some internal refurbishment but has huge potential and a sizeable beer garden to the rear
- Woolton Village is a vibrant shopping centre filled with lots of independent traders including
  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:



Sarah Syvret M: 0758 154 3386 E: sarah.syvret@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.pd 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.

#### Disclaime

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. March 2025

