



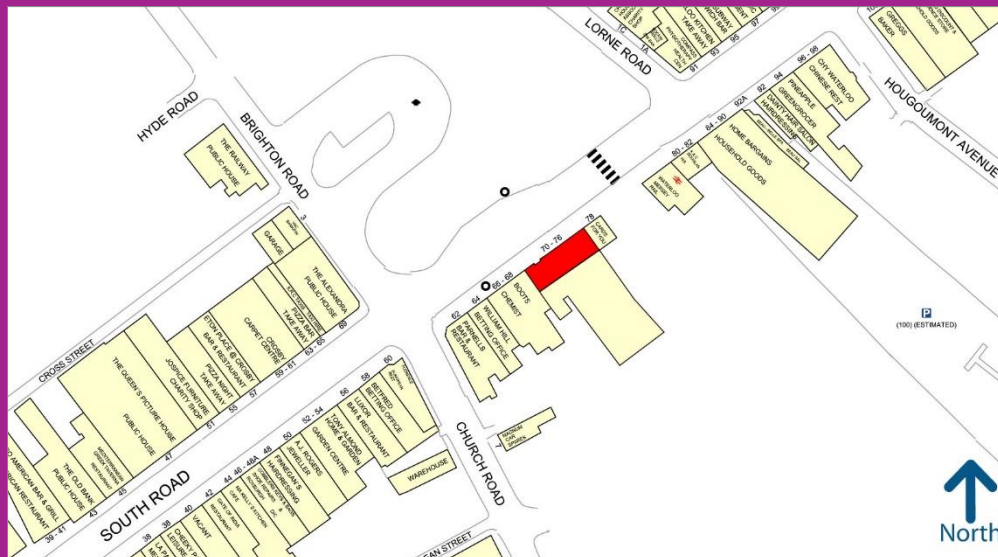
TO LET

FIRST FLOOR OFFICES

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

- 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

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



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.

Areas

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 25th December 2024.

Rent

£10,850 per annum inclusive of insurance and service charge. VAT is charged in addition at the prevailing rate.

Rates

Rateable Value £5,200

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

E101

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.

Agents Note: Under 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.

Viewing

Strictly through the agent:

Allie Bainbridge

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e. allie.bainbridge@masonowen.com

**mason
owen...**

property consultants

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