

TO LET / MAY SELL

Liverpool

lm6.co.uk

LM6



Prominent Unit, Suitable for Variety of Uses 66 Regent Road Regent Road, Kirkdale, Liverpool, Merseyside L5 9SY

- Opposite new Everton Stadium
- To Let - may sell
- Rent £ 24,000 pa
- Re-development potential

2 964 sq ft (275.36 sq m)

tony.okeefe@lm6.co.uk

07900 134483

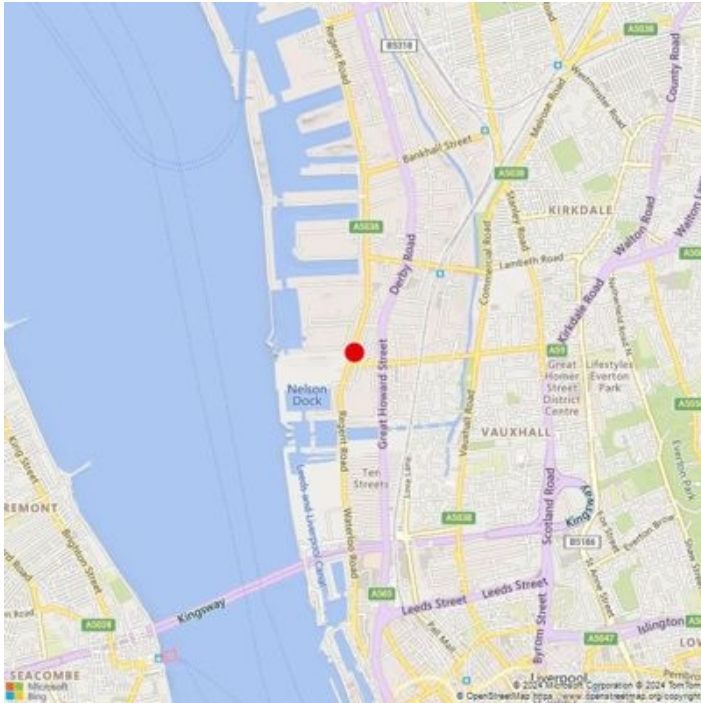


0151 541 2445

www.lm6.co.uk

66 Regent Road

Regent Road, Kirkdale, Liverpool, Merseyside L5 9SY



Location The unit fronts Regent Rd - The Dock Rd, directly opposite the new Everton Football Stadium at Bramley Moore Dock, close to the Junction of Boundary Rd (A5054).

The site is approx 1 mile to the North of Liverpool City Centre.

The subject unit is located in an area which is a focus for redevelopment and regeneration for the Council.

It is within the 'Northern Gateway' area of proposed regeneration widely known as the 'Ten Streets'.

Description

Former Victorian Mill building of brick construction extending across 3 floors of 741 sqft plus a basement, providing 2,966 sqft in total.

The unit requires a scheme of works to bring into a condition suitable for occupation and could be suited to a variety of uses, subject to planning.

We understand that it also benefits from planning to extend and create a 3rd storey.

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA Basis:

	sq ft	sq m
Basement	741	68.84
Ground Floor	741	68.84
First Floor	741	68.84
Second Floor	741	68.84
Total	2,964	275.36

Terms Leasehold - seeking a new lease for a 3 - 5 year term at a rental of £24,000 pa. Incentives are available. Our clients may also consider a sale

Rent £24,000 Per Annum

Rateable Value Unit has been removed from the Valuation Office Rating List from a business rate perspective - undergoing reconstruction. - Local authority reference: 4310L050056064.

Interested parties are requested to contact the local authority,

VAT VAT will be payable at the prevailing rate.

Legal Costs Each party to responsible for their own costs in relation to any transaction.

Anti Money Laundering (AML)

To comply with Anti-Money Laundering Regulations, two forms of identification will be required by the purchaser / tenant.

Further Information

Please contact the sole agents at LM6:
Anthony O'Keefe
Mobile: 07900 134483
Email: tony.okeefe@lm6.co.uk

TO LET / MAY SELL

Liverpool



tony.okeefe@lm6.co.uk

07900 134483

0151 541 2445

www.lm6.co.uk