

FROBISHERS

TO LET



FIRST & SECOND FLOOR

- Leasehold
- Approx 1,000 sq. ft.
- Private Access
- First & Second Floor Accommodation
- Electric Roller Shutter
- Popular Location



73a Allerton Road
Liverpool, L18 2DA

Annual Rental of
£10,500

Location

The property is located on Allerton Road, which is a traditional retail high street comprising commercial properties; those in the immediate vicinity are of a similar style to the subject, being predominantly retail with accommodation or additional commercial space above.

Liverpool is a major city in the North West of England, in the county of Merseyside, situated upon the banks of the River Mersey with a population of approximately 466,400 in the 2011 census.

Description

Accessed from Allerton Road, entrance hallway with storage to ground floor and staircase leading to reception area, spacious office/retail space, kitchen and W.C at first floor level. Staircase to second floor which comprises two further offices/retail space and storage.

Measurement

The areas stated below have been taken in accordance with the RICS Property Measurement, 2nd Edition.

| Floor | Element | Size (m ²) | Size (ft ²) |
|--------|-----------|------------------------|-------------------------|
| First | Reception | 9.5 | 102 |
| | Office | 31.76 | 342 |
| | Kitchen | 11.20 | 121 |
| | W.C. | N/A | N/A |
| Second | Office | 24.83 | 267 |
| | Office | 17.42 | 188 |

Price

£10,500 per annum

Tenure

Leasehold. A new lease is available upon terms to be agreed.

Rates

Rateable Value: £8,400 Rates Payable 24/25: £4,586.40

Rates relief may be available. Further information should be obtained from the local authority.

Viewings

To arrange a viewing of the premises please contact:

Mr Phil Jacob MRICS

T: 0151 601 9394 E: enquiries@frobishersuk.com

2a Alderley Road, Hoylake, Wirral, Merseyside, CH47 2AX – Tel: 0151 601 9394

www.frobishersuk.com

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