

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

TO LET

Office, Retail

58 Allerton Road, Liverpool, L18 1LW



Description

A ground floor lock up shop unit fitted out to a high standard as an estate agents office, with display panels, furniture, computer and phone systems which are available to purchase if required. The unit extends to 117.52 sq.m (1265 sq.ft). Viewing is strongly recommended.

Location

The premises are well located on Allerton Road adjacent to W H Smith and Max Spielmann, opposite Santander Building Society

0151 647 9272

58 Allerton Road, Liverpool, L18 1LW

Rental Price

Price upon application.

Tenure

The premises are available by way of a new F R & I lease the length of which is negotiable.

Accommodation

Sales Area	105.72m ²	1138ft ²
Managers Office		
Kitchen and WC facilities		

Rating Assessment

Rateable Value	£31,750
----------------	---------

Legal Costs

The ingoing tenant will be responsible for the landlords and current tenants legal costs incurred in the assignment.

VAT Statement

Vat will be payable in addition to the rent.

Strictly by arrangement with the sole agents.

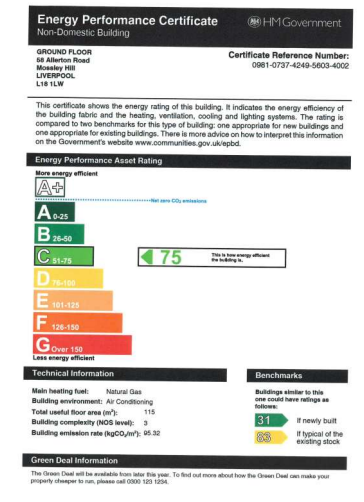


Sean Seery
Residential / Commercial Management
E: sts@smithandsons.net
T: 0151 647 9272

0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.

58 Allerton Road, Liverpool, L18 1LW



0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.