

## LIVERPOOL – Smithdown Road, L15 5AF

### Highly Prominent Roadside Retail Showroom



- **Prominent Retail Showroom in established roadside retail area.**
- **4,930 sq ft (458 sq m) GF unit with substantial car park.**
- **Situated with high visibility to major arterial route.**
- **Assignment of Existing Lease or New Sublease potentially available.**
- **Suitable for a variety of uses, STP.**

#### Location

The property is located fronting the A562 Smithdown Road in Wavertree approximately 4 miles from central Liverpool. Smithdown Road is a major arterial route linking the city centre with the Motorway network via the M62 just 2 miles away.

Access to the property is via a service road shared with the **Penny Lane Shopping Centre** to the rear.

Occupiers in this centre include **Asda, Home Bargains, Iceland, Pets at Home, Vets4Pets, Superdrug & Barnardo's.**

The immediate vicinity provides a further mix of multiple and local retailers and occupiers, as well as dense residential housing.

#### Description

The property comprises a highly prominent and substantial retail unit on ground floor only with ancillary staff kitchen and WC.

Externally, there is a fully self-contained customer car park with 14 marked car parking spaces and room for more if required.

Servicing is via a roller shutter door access via the rear car parking area.

#### Accommodation

The unit provides the following approximate floor areas on a GIA basis:

GF	4,930 sq ft	457.98 sq m
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#### Business Rates

We understand from verbal enquiries of the Local Authority that the premises are assessed as follows:

Description:	Showroom and Premises
Rateable Value:	£46,750
Rates Payable 14/15:	£22,533.50
Rates Payable 15/16:	£23,047.75

*NB: Interested parties must rely on their own enquiries.*

## Planning

We understand that the premises have consent for Class A1 Bulky Goods Retail Use.

Alternative uses may be acceptable although interested parties should rely on their own enquiries of the Planning Department at Liverpool Council on 0151 233 3021.

## Lease

The property is held by way of a Lease which is due to expire on 23 February 2029 at a current passing rent of £59,202.96 pa, subject to 5 yearly upward only rent reviews to Open Market Value throughout the remainder of the term.

## Terms

The property is available by way of an assignment of the existing Lease.

Alternatively, consideration will be given to a new sub-lease on terms to be agreed.

## VAT

All figures are exclusive of VAT unless otherwise stated.

## Energy Performance Certificate

The EPC is shown opposite.

## Viewing/Information

**Charles Trafford**

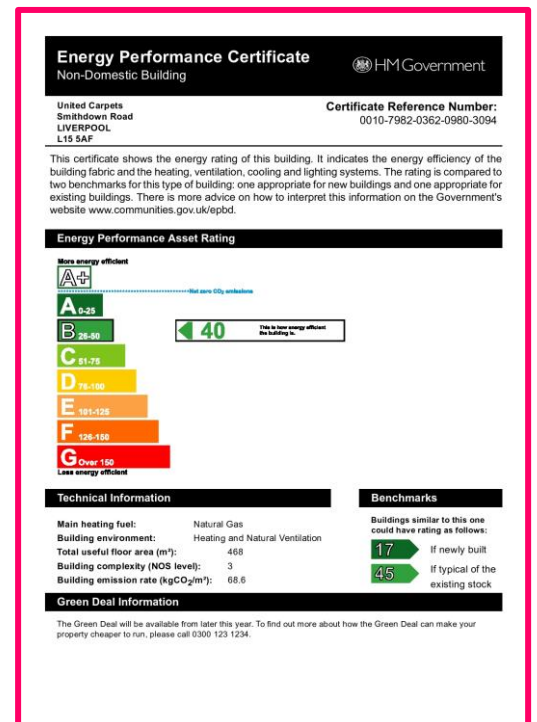
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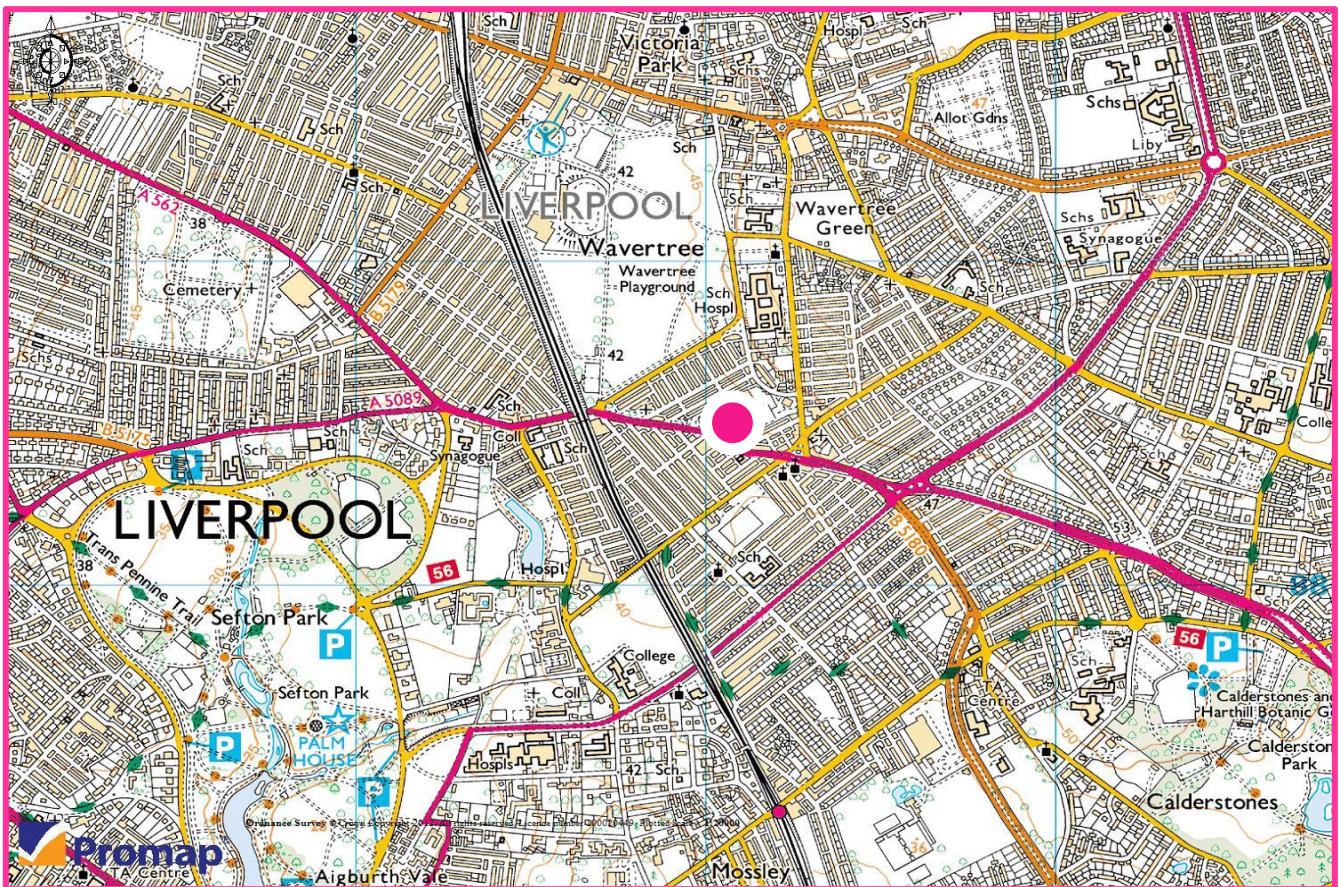
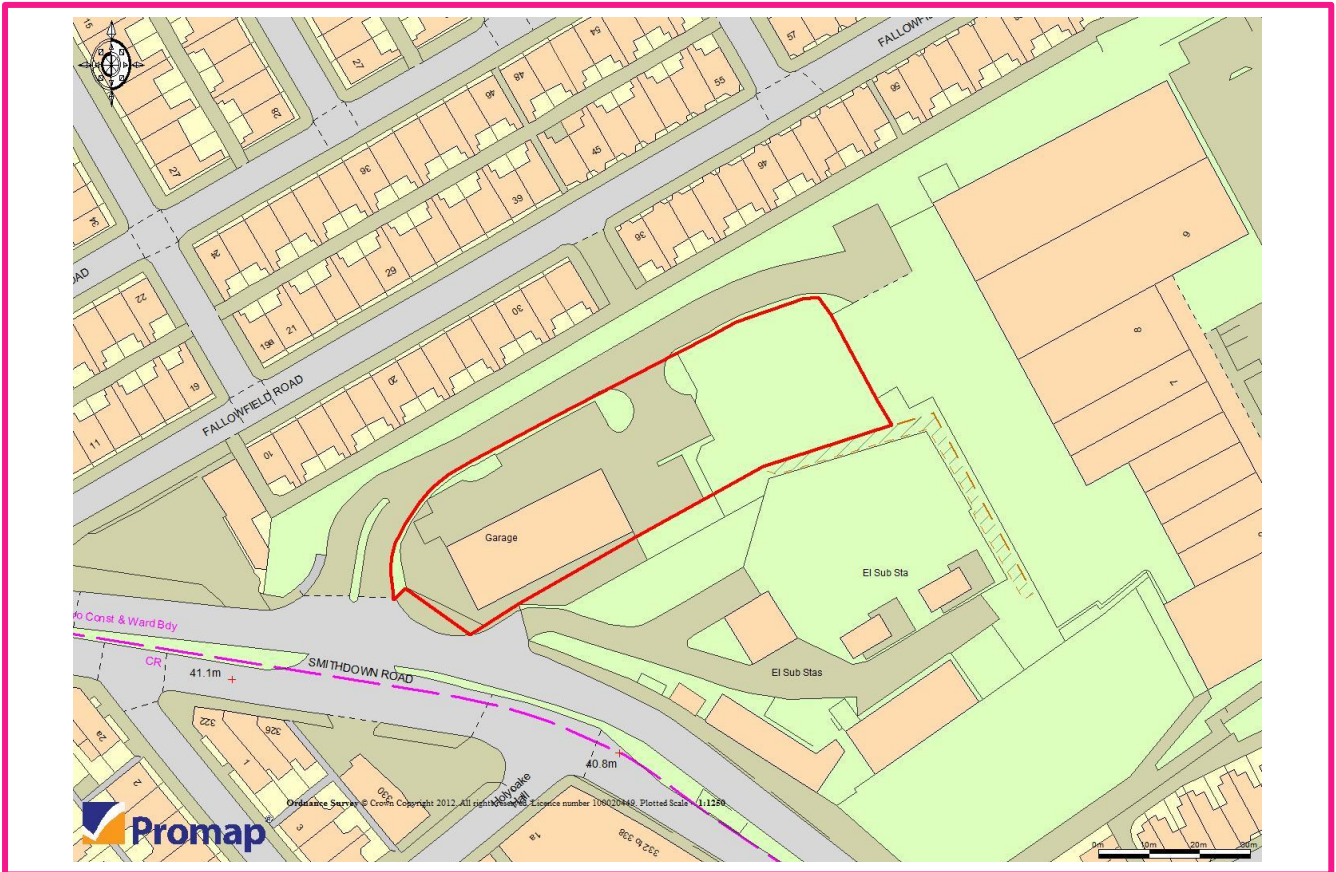
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## Date

Updated March 2015



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