

## Speke Road, Unit 1 Block E Holly Court, Garston, L19



## To Let - £1,000 per calendar month

### Key Features

- Retail Property (High Street)
- EPC Rating: B32
- Prominent Retail/office Unit
- Suitable for a Variety of Uses (subject to Planning)
- Kitchen & Wc Facilities
- Internal Electric Roller Shutters
- Corner Aspect with Two Entrances
- Well Established Location
- Excellent Transport Links
- Free on Street Car Parking
- Close to New Mersey Retail Park
- Surrounded by Well Established Businesses

### Move-in Costs

- Rent: £1,000 + 20% VAT per calendar month
  - Service Charge: £115 (no VAT) per calendar month
  - Insurance: Included in service charge
  - Security Deposit: Negotiable
  - Agency Fees: £249 (inc. VAT) administration fee
- The rent, service charge (if applicable) and insurance (if applicable) are usually payable monthly or quarterly subject to negotiation/contract.

### Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Floor Space: 848 square feet / 79 square metres
- Rent per Unit Area: £14.15 per sq ft / £152.32 per sq m
- Rateable Value: £11,000 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council
- Parking: On Street
- Accessibility: Wide Doorways, Level Access
- Bills Included: None

### Letting Information

- Date Available From: Now
- Minimum Term: 36 months

## Description

Step into the spotlight with this exceptional high street retail unit, brought to you by the experts at Atlas Estate Agents. Located in the thriving hub of Speke Road, Garston, L19, this property is now available for lease, offering you a prime opportunity to realize your entrepreneurial dreams.

This prominent retail/office unit is a versatile canvas, awaiting your creative touch. With a corner aspect that boasts two entrances, it offers maximum visibility and accessibility, setting the stage for your venture to shine in the heart of this well-established location.

The property is equipped with essential amenities, including kitchen and WC facilities, providing convenience and practicality for your business. Security and peace of mind are ensured with internal electric roller shutters, allowing you to safeguard your valuable assets.

The property's adaptable nature means it's suitable for a variety of uses (subject to planning), making it a perfect fit for your vision, whether it's a stylish retail boutique, a bustling office space, or a unique concept store.

Convenience is key, with excellent transport links and free on-street car parking, making it easy for customers and employees to reach your doorstep. Plus, its close proximity to the New Mersey Retail Park ensures a steady stream of potential visitors and shoppers.

Join a community of well-established businesses and be part of a thriving commercial landscape. This opportunity is your ticket to becoming a prominent player in the heart of Garston's business district. Don't miss out on your chance to make your mark - contact Atlas Estate Agents today and turn your vision into reality.

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