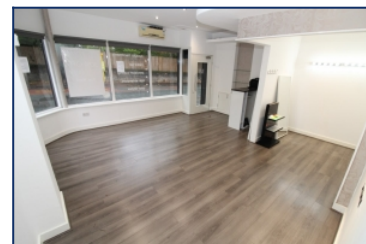


Rose Lane, Mossley Hill, L18



To Let - £750 per calendar month

Key Features

- Retail Property (High Street)
- EPC Rating: Pending
- Well Presented Retail Unit
- Previously Traded as Hair & Beauty Salon
- Kitchen, W/C & Shower Facilities
- Backwash Area & Separate Treatment Room
- Roller Shutter to Frontage
- Sought After South Liverpool Location
- Served by Excellent Transport Links
- Burglar Alarm
- Free On Street Car Parking
- Viewing Highly Recommended

Move-in Costs

- Rent: £750 (no VAT) per calendar month
 - Service Charge: None
 - Insurance: £300 (no VAT) per annum
 - Security Deposit: £2,250
 - 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.

Description

A 549 square foot (51 sqm) ground floor retail unit suitable for a variety of uses.

The accommodation briefly comprises of; main retail area, backwash area, separate treatment room, kitchen, W/C, shower and store room.

Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Floor Space: 51 square metres / 549 square feet
- Rent per Unit Area: £16.39 per sq ft / £176.47 per sq m
- Rateable Value: £3,950 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council
- Security: Burglar Alarm
- Parking: On Street
- Heating/Energy: Air Conditioning
- Bills Included: None
- Use Class(es): A1 - Shop, A2 - Financial and Professional Services

Letting Information

- Date Available From: Now

Please note, there is no back yard and although the air conditioning appears to be in working condition, it has not been tested and is provided with no warranty.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Front Retail Area

5.60 x 5.42 metres (18' 5" x 17' 10")

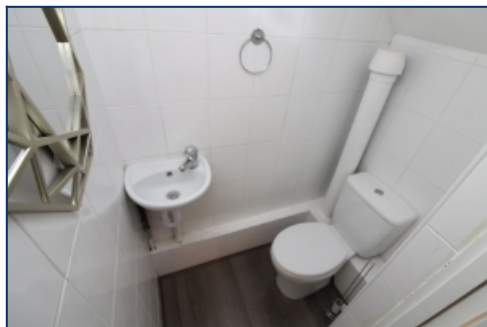
Retail Space

Rear Area

3.49 x 5.87 metres (11' 6" x 19' 4")

Treatment room, backwash area, kitchen, W/C and shower room.

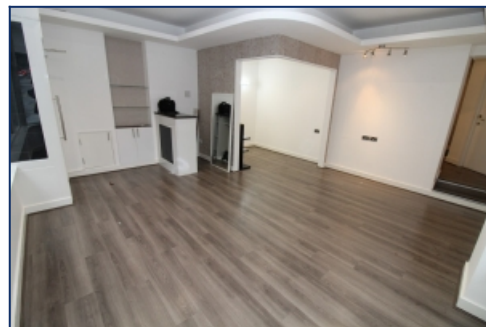
Additional Images



W/C



Backwash Area



Retail Area



Treatment Room



Shower Room

Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.