

Speke Road, Unit 4 Block E Holly Court, Garston, L19



To Let - £550 per calendar month

Key Features

- Retail Property (High Street)
- EPC Rating: C72
- Extremely Well Presented
- A3 Use Class
- Ideal Cafe/Takeaway Or Retail Unit
- Suitable for a Variety of Uses
- Kitchen & WC Facilities
- Internal Electric Roller Shutters
- Excellent Shop Frontage
- Busy Retail Parade With Plenty of Passing Trade
- Excellent Transport Links
- Viewing Highly Recommended

Move-in Costs

- Rent: £550 + 20% VAT per calendar month
 - Service Charge: £101 (no VAT) per calendar month
 - Insurance: Included in service charge
 - Security Deposit: Negotiable
 - Agency Fees: Â£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 614 sqft (57 sqm) vacant retail unit suitable for a variety of uses.

The premises benefits from 'A3 - Restaurant and Cafe' use but does not have to be used as a restaurant/cafe.

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

Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Floor Space: 614 square feet / 57 square metres
- Rent per Unit Area: £10.75 per sq ft / £115.70 per sq m
- Rateable Value: £5,900 (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
- Heating/Energy: Electric Heating, Double Glazing
- Bills Included: None
- Use Class(es): A1 - Shop, A2 - Financial and Professional Services, A3 - Restaurant and Cafe

Letting Information

- Date Available From: Now
- Minimum Term: 48 months

Room Details

Main Area

4.90 x 7.99 metres (16' 1" x 26' 3")

Suspended ceiling, skimmed walls, commercial floor covering, double glazed shop front with double doors

Store Room

2.08 x 3.92 metres (6' 10" x 12' 11")

Kitchen

2.08 x 2.61 metres (6' 10" x 8' 7")

Additional Images



Prep Area



Front Elevation

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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.