

## 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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