SK REAL ESTATE

# TO LET

## 128 Longmoor Lane, Liverpool, L9 0EJ

- Ground Floor Retail Unit
- Main Arterial Route
- Total Approximate Net Internal Area 24.7 sq.m (266 sq.ft)

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## Location

The premises are situated fronting on to Longmoor Lane close to its junction with Long Lane approximately 4 miles north of Liverpool city centre. The immediate surrounding area consists of residential housing and mixed commercial / residential premises fronting on to Longmoor Lane, Long Lane and nearby Walton Vale.

Longmoor Lane itself is a main arterial route and provides excellent links to the local motorway network (M57 and M58 motorways) and the surrounding Merseyside area.

## The Property

The subject property comprises a ground floor retail unit within a two storey mid terrace of traditional brick construction. Internally the property benefits from laminated flooring, fluorescent strip lighting and W.C facilities to the rear of the unit. Externally the property benefits from a single glazed frontage and the added security of electric roller shutters.

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Net Internal Area: 24.7 sq.m (266 sq.ft)

## Tenure

The premises are available to let by way of a new effectively Full Repairing and Insuring lease, for a term to be agreed.

## EPC

Further details available upon request.

## Rent

£6,000 per annum exclusive of business rates, insurance, and all other outgoings.

## Rates

We understand through internet enquiries that the property has a rateable value of £1,975. Interested parties should make their own enquiry of Liverpool City Council`s Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd

Tel: 0151 207 9339

Contact: Commercial Team

Email: commercial@skre.co.uk

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