SK REAL ESTATE

TO LET

39 Allerton Road, Liverpool, L25 7RE

- Fully fitted restaurant premises.
- Prominent position on Allerton Road within Woolton Village.
- The premises benefits from an existing license for the sale of alcohol.
- Net Internal Area: 114 sq. m (1,229 sq. ft)

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Location

The property occupies a prominent position on Allerton Road within Woolton Village, one of South Liverpool`s most established suburban retail and leisure destinations. The surrounding area is characterised by a strong mix of independent shops, cafés, restaurants, bars and professional occupiers, supported by an affluent residential catchment across Woolton, Gateacre, Childwall and Allerton.

The location benefits from good levels of passing traffic, pedestrian activity and convenient access to the wider South Liverpool road network, with on-street and public parking available nearby.

The Property

The property comprises a ground floor, fully fitted restaurant premises. Internally, the accommodation is arranged to provide an open-plan dining area with approximately 50–60 covers, together with a fitted bar/servery, commercial kitchen, ancillary storage and customer WC facilities.

The premises are understood to benefit from an existing license for the sale of alcohol and include a range of retained fixtures and equipment, including beer lines, ice machine and coffee machine.

Externally, the property benefits from a covered seating area to the frontage providing capacity for approximately 15–20 additional covers.

The premises provide a good opportunity for an incoming restaurant or hospitality operator seeking substantially fitted accommodation capable of relatively immediate occupation.

Accommodation

We understand the premises has been measured the previously in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

114 sq. m (1,229 sq. ft)

Tenure

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

Rent

£30,000 per annum

Rates

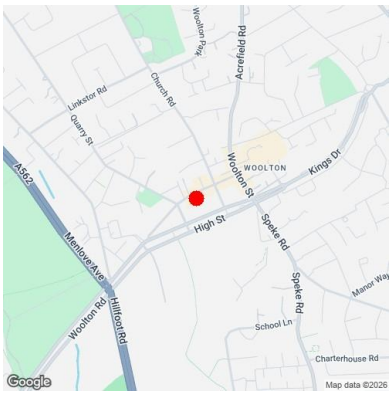
Interested parties should make their own enquiry of Liverpool City Council`s Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates

EPC

The property has an Energy Performance Rating of B. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.
Tel: 0151 207 9339
Contact the Team: commercial@skre.co.uk



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