

TO LET

6-10 Lorenzo Drive, Liverpool L11 1BQ

RETAIL/ RESTAURANT/ LEISURE/ OFFICE USES

Ground floor premises 184m² (1,976 sq ft)



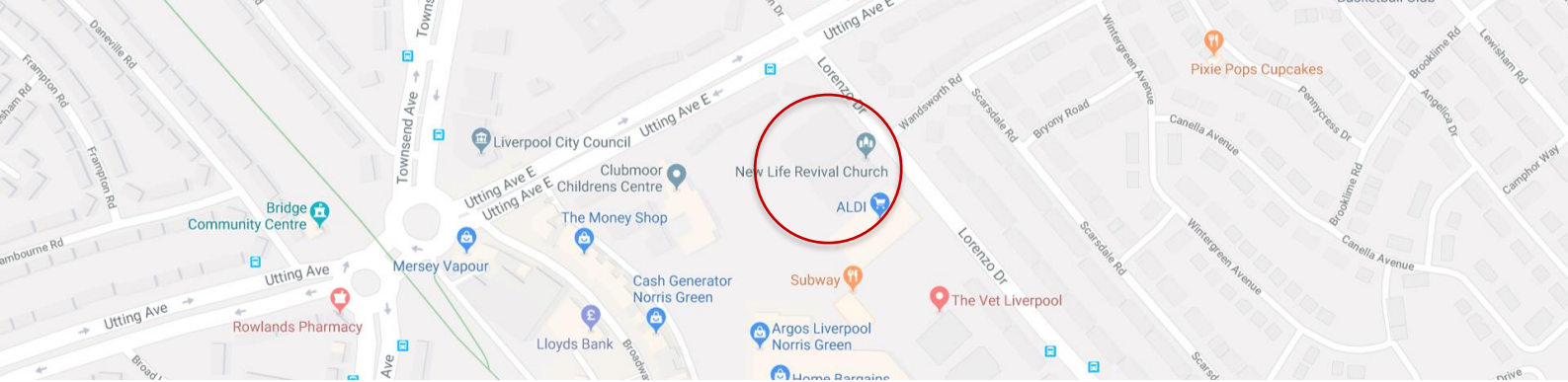
Description Area

- Prominent commercial premises adjoining Aldi food store
- Substantial shop frontage with car parking
- Substantial frontage and open plan layout
- Benefits from secure yard/loading area
- 3 phase Electric Supply



**JONATHAN
OWEN**

REAL ESTATE CONSULTANTS



LOCATION

The property fronts onto Lorenzo Drive adjoining the Aldi supermarket providing a substantial car parking area accompanied by other retailers including Subway and Costa Coffee.

Lorenzo Drive provides excellent links to East Lincs Road (A580) and Liverpool's circular main arterial route, Queens Drive. The property benefits from a substantial frontage onto Lorenzo Drive within Norris Green. Lorenzo Drive is predominantly a residential area, although the property is directly adjacent to the Aldi food store and other occupiers including Subway and Costa Coffee. The area's predominantly densely populated residential.

The property is located within a densely populated residential area, but also a short walk leading to Broad Lane where there are a number of national, regional and local occupiers.

DESCRIPTION

The property provides a full height glazed substantial frontage in a prominent position onto Lorenzo Drive with car parking to the front of the premises with a service yard for loading and storage purposes. Internally the property provides an open plan floor area with suspended ceiling, three phase electric, electric roller shutters, electric sliding entrance doors, storage, kitchen and WC facilities.

ACCOMMODATION

The premises provides the following approximate areas and dimensions

	M ²	SQ FT
Gross Shop Frontage	12.4 m	40,8 ft
Ground Floor Sales	146 m ²	1,568 sq.ft
Storage / Office	38 m ²	410 sq.ft
Total Floor Area	184 m²	1,976 sq.ft

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including, electricity, gas, mains water and drainage.

RATEABLE VALUE

The premises have a current Rateable Value of £19,500

PLANNING

Planning currently for Retail, other uses available, subject to planning permission

TERMS

The property is available to let on a new full repairing and insuring lease subject to negotiation.

RENTAL

The premises is available at a rental of in the region of:

£30,000 per annum

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424

jonathan@jorealestate.co.uk

Jonathan Owen for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of JO Real Estate Ltd has any authority to make or give any representation or warranty in relation to the property (iv) all plans, maps and photographs are for identification purposes only and do not form any part of a contract.