

FIRST FLOOR OFFICES TO LET

81-83a ALLERTON ROAD

LIVERPOOL, L18 2DA



LOCATION

The property is situated on the eastern side of Allerton Road, close to the junction with Addingham Road. The accommodation is located within the central retail hub of the road which benefits from good bus links and on-street parking.

Allerton Road is a busy arterial route linking Liverpool City Centre to the surrounding suburbs on the A562. Nearby occupiers include Ladbrokes, Natwest, Age UK, Sayers and Iceland.

DESCRIPTION

The accommodation is a fully self contained office suite which is spread over first and second floors. The offices vary in size and shape as they have been separately portioned by the previous occupier. The accommodation benefits from its own entrance directly off Allerton Road into a large reception area. Internally the office suite encompasses; strip lighting, laminate flooring, heating & cooling air conditioning, inter-com system, gas central heating, ample amount of sockets and an electric roller shutter at the front entrance. The property has 3 W.C's to the first floor and 1 W.C to the second floor, both floors each have their own kitchen facilities.

FLOOR AREA

First Floor	61.52 sq.m	662 sq.ft
Second Floor	63.29 sq.m	681 sq.ft
Total Floor Area	125 sq.m	1,344 sq.ft

LEASE

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

£7,000 per annum exclusive.

UNIFORM BUSINESS RATES

Interested parties please contact the local council.

EPC

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction together with any Stamp Duty thereon.

VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Sean Collins-Jones Hitchcock Wright & Partners.

Ref: MRK/SCJ

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Subject to Contract

Details Prepared: June 2016

Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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