

# Smith AND SONS

PROPERTY CONSULTANTS

ESTABLISHED  
**175** YEARS  
1840

**TO LET**

Office, Retail

58 Allerton Road, Liverpool, L18 1LW



## Description

A ground floor lock up shop unit fitted out to a high standard as an estate agents office, with display panels, furniture, computer and phone systems which are available to purchase if required. The unit extends to 117.52 sq.m (1265 sq.ft). Viewing is strongly recommended.

## Location

The premises are well located on Allerton Road adjacent to W H Smith and Max Spielmann, opposite Santander Building Society

0151 647 9272

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## Rental Price

Price upon application.

## Tenure

The premises are available by way of a new F R & I lease the length of which is negotiable.

## Accommodation

Sales Area	105.72m <sup>2</sup>	1138ft <sup>2</sup>
Managers Office		
Kitchen and WC facilities		

## Rating Assessment

Rateable Value	£31,750
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## Legal Costs

The ingoing tenant will be responsible for the landlords and current tenants legal costs incurred in the assignment.

## VAT Statement

Vat will be payable in addition to the rent.

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Strictly by arrangement with the sole agents.

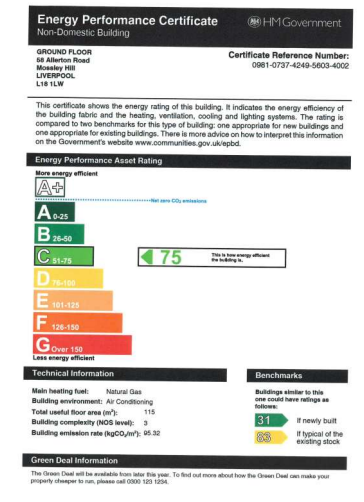


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