



## TO LET

9B Altway, Old Roan, Liverpool  
L10 3JA

- ▶ Rent Incentives Available
- ▶ Well-Established Retail Parade
- ▶ Main Arterial Route
- ▶ Suitable For A Number Of Uses, Subject To Planning
- ▶ May Sub-Divide By Floor
- ▶ Total Approximate NIA 2260 sq.f (210 sq.m)



## Location

The premises are located on Altway, Old Roan, located approximately 7 miles north of Liverpool city centre. It has excellent communication links being located just off the A59 as well as being very close to the Switch Island junction where the M57/M58/A59 and A5036 all meet. Old Roan Merseyrail Station located is within walking distance of the property, which is itself is located at the end of a parade of shops known as Bleasdale Shopping Centre. There are a host of other location and national occupiers within the vicinity, including Tesco Express, Domino's, and William Hill.

## The Property

The property comprises of a two-storey end terrace, former bank premises consisting of a hard frontage and PVC double-glazing. Internally the unit benefits from a suspended ceiling incorporating recessed fluorescent strip lighting, concrete floor with carpet tiled floor coverings and WC facilities to the rear of the unit.

## 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:

### Ground Floor

980 sq. f (91 sq. m)

### First Floor

1280 sq. f (119 sq. m)

## Rates / Planning

We understand through internet enquiries that the property has a rateable value of £32,000.

The Uniform Business Rate for 2017/18 is 46.6pp (or 47.9p above £18,000) This firm gives no warranty that the values supplied and the sums of money expressed as being payable or accurate and would strongly recommend that prospective lessees rely upon their own enquiries with the Local Rating Authority to verify the rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief which may reduce or increase the rating liability.

## Additional Information

May sub-divide by floor.

## EPC

A full copy of the EPC is available upon request.

## Tenure

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

## Rent

£45,000 per annum

## Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel:  
0151 207 9339 / Contact Tom Pearson  
(tom.pearson@skrealestate.co.uk).

