



TO LET

6/7 Ivy Farm Court, Hale
Village, Liverpool, L24 4AG

- Double Fronted Ground Floor Commercial Premises
- Total Net Internal Area Approx: 113.16 sq.m (1218 sq.ft)
- Benefiting from D1 (Non-residential Institutions) Consent
- Well Established Commercial Village Parade

TO LET

6/7 Ivy Farm Court, Hale Village, Liverpool, L24 4AG

Location

The property is situated within a local retail parade fronting onto Ivy Farm Court in the centre of Hale Village. Liverpool City Centre is situated approximately 12 miles to the north and Widnes Town Centre approximately 4 miles to the east. Other occupiers within the parade include a Doctors Surgery, Pharmacy, Hair & Beauty Salon, and Newsagents.

The Property

The subject property comprises of a double-fronted ground floor retail shop unit situated within a mid-terrace two storey mixed use building. The premises were most recently used for the purposes of a medical clinic and have been fully fitted for this purpose, with the benefit of florescent strip lighting, suspended ceiling, and laminate flooring, with WC facilities to the rear. The premises also benefit from a shared car parking area which is situated to the front exterior.

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: 113.16 sq.m. (1218 sq.ft.)

Tenure

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

EPC

The property has an EPC rating of E105. Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £10,600.

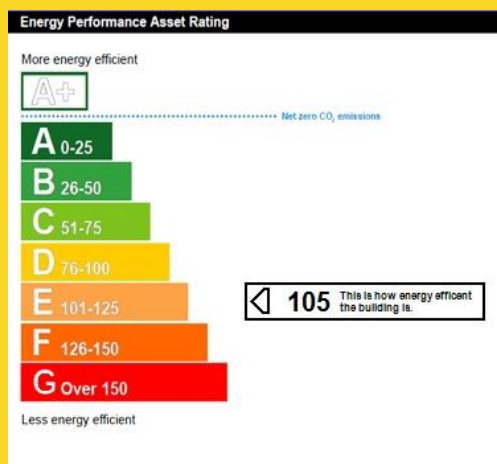
The Uniform Business Rate for 2018/19 is 48.0p (or 49.3p above £18,000) Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£12,000 per annum exclusive business rates, VAT, insurance and all other outgoings.

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)



Disclaimer: Consumer Protection From Unfair Trading Regulations 2008: SK Real Estate for themselves and for the Vendors and Lessors of his property whose agents they are give notice that: (a) these particulars are set out as a general outline for the guidance of intending Purchasers or Lessors and do not form part of an offer contract, (b) all dimensions, reference to conditions and other details are given in good faith and are themselves by inspection or otherwise as to the correctness of each of them, (c) SK Real Estate nor any person in their employment has any authority to make or give any representation or Warranty whatsoever in relation to this property

