



FOR SALE

810 Queens Drive, Liverpool,
L13 4BT

- Well-Established Commercial Parade
- Main Arterial Route
- Benefiting From A5 Planning Consent
- Ground Floor Net Internal Area Approx: 66.8 sq.m. (719 sq.ft.)

TO LET

810 Queens Drive, Liverpool, L13 4BT

Location

The subject property is situated fronting onto Queen's Drive, which forms part of Liverpool's main outer city ring road, close to its junction with Edge Lane Drive, a main arterial route leading into Liverpool City Centre, which leads eastwards to the M62 less than 0.2 miles away.

The property is situated within a densely populated residential area, with nearby commercial occupiers comprising a kitchen showroom, dog grooming parlour, hair salon and convenience store.

The Property

The subject property comprises a two-storey mid-terrace of traditional brick construction, comprising of a ground floor commercial unit, currently trading as a take away, with the upper parts consisting of self-contained ancillary storage accommodation, which could be converted into a two-bedroom flat.

Internally, the ground floor benefits from a fully fitted Chinese take away, with kitchen equipment and extraction systems in situ, with linoleum floor coverings, flush and strip lighting, and WC provisions. Externally, the unit benefits from the added security of roller shutters and kerbside parking provision.

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: 66.8 sq.m. (719 sq.ft.)

First Floor: 50.4 sq.m. (543 sq.ft.)

Tenure

We understand the premises is held Freehold, to be sold with vacant possession.

Alternatively,

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

EPC

Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £6,200.

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

Price

£150,000

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)

