

# TO LET

**102 Allerton Road, Liverpool, L18 2DG**

**Prime Ground Floor Shop Premises with Basement Storage  
Totalling 85.6m<sup>2</sup> (922 sq.ft)**



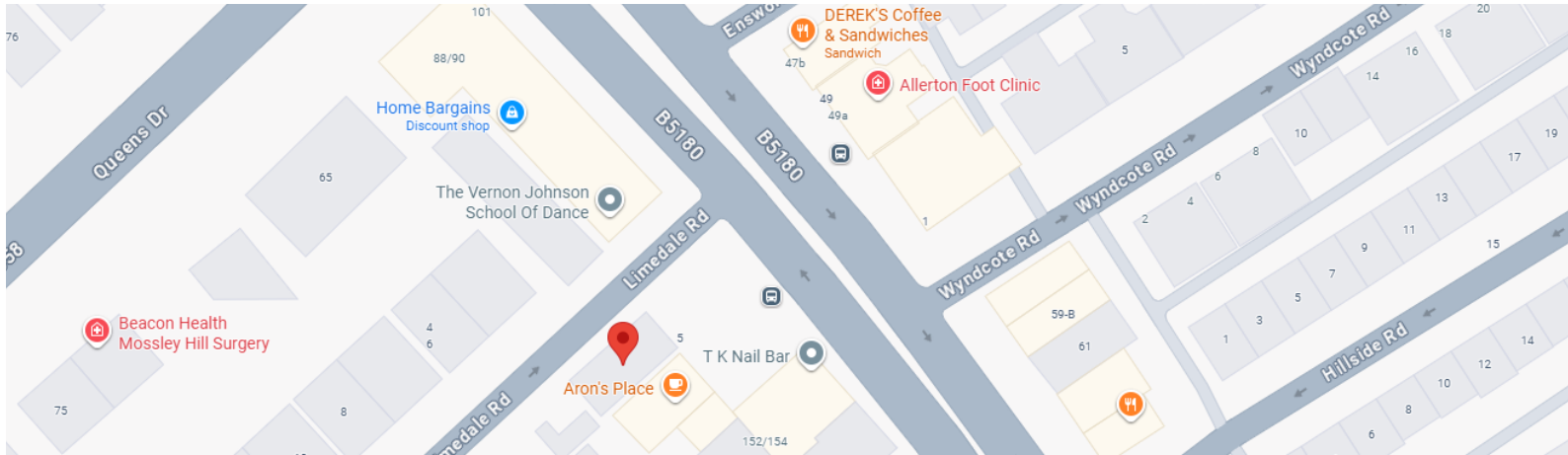
**Prominent Corner-Fronted Building In A Local Square**

- Opportunity for potential external seating for coffee shop / restaurant / food uses.
- Located near to a number of regional, national and local occupiers including Home Bargains, Barnardo's, Maze Clothing, Domino's Pizza, and Hays Travel.
- Located on a significant link road to Liverpool City Centre.
- Situated within a densely populated residential area of south Liverpool.



**JONATHAN  
OWEN**

REAL ESTATE CONSULTANTS



### LOCATION

The premises is located on Allerton Road within a central position of Mossley Hill which is the principal retail area within Allerton, Mossley Hill, providing a wealth of local, niche, regional and national multiples, including Tesco Express, Boots, Home Bargains, Max Spielman, WH Smiths and several restaurant / bar occupiers.

The property is situated on a prominent position on Allerton Road at the junction with Limesdale Road and close to Queens Drive (A5058) and Menlove Avenue (A562) main arterial routes. Allerton is within approximately 3.5 miles to Liverpool City Centre and Allerton Road serves a good neighbourhood shopping location, serving Mossley Hill, Wavertree and Childwall and Mossley Hill Station is approximately one mile away.

### DESCRIPTION

The property provides a corner building with period frontage and stone pillars benefitting from full-height glazed frontage. Internally the property provides an open-plan ground floor area with rear storage access to a service yard. There is also a small basement storage area for preparation dependent on the proposed use. The property benefits from 3 phase electric supply, considerable window displays to the side elevation.

### ACCOMMODATION

The premises provides the following approximate areas and dimensions:

	M <sup>2</sup>	SQ FT
Ground Floor Frontage	5.7 m	18.69 ft
Ground Floor Sales	64.8 m <sup>2</sup>	698 ft <sup>2</sup>
Basement Storage	20.8 m <sup>2</sup>	224 ft <sup>2</sup>
Total	85.6 m <sup>2</sup>	922 ft <sup>2</sup>

### SERVICES

We understand that mains services are available to the property including, 3 Phase electricity, gas, mains water and drainage.

### EPC

An Energy Performance Certificate is available upon request.

### RATEABLE VALUE

The premises have a current Rateable Value of £22,500 for the entire building, so needs to be reassessed.

### PLANNING

The property benefits from Class E uses to include retail, office, restaurant, café, coffee shop and various other uses.

### TERMS

The property is available to let on a new lease subject to negotiation.

### PRICE

The premises is available at a rental of

**£25,000 per annum**

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

### VIEWING

Strictly by appointment via the sole agents:

**JO Real Estate Ltd**  
**0151 319 2424**  
**07702 131 701**  
**Contact : Jonathan Owen**

### AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

**JONATHAN OWEN (BSc Hons MRICS)**  
**CHARTERED SURVEYOR**

07702 131 701 / 0151 319 2424  
jonathan@jorealestate.co.uk

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DISCUSS YOUR PROPERTY  
REQUIREMENTS IN  
FURTHER DETAIL**

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