

TO LET

FIRST FLOOR OFFICE

111.5 sq m (1,200 sq ft)



27 WOOLTON STREET

WOOLTON, LIVERPOOL L25

- **Affordable office accommodation**
- **Main high street location**



27 WOOLTON STREET LIVERPOOL

LOCATION

The property is located close to the corner of High Street and Woolton Street and is positioned on the main High Street of Woolton. Woolton Village provides numerous retail outlets and services to the local community and is highly accessible to Liverpool City Centre in addition to the local main communications network and the M62 motorway.

Additionally, the Village benefits from the presence of both Sainsbury's and Tesco and lies approximately 5 miles from Liverpool City Centre.

DESCRIPTION

The office is situated on the first floor above the local Woolton Post Office and includes a kitchen and storage area.

SPECIFICATION

- Suspended ceiling
- Ceiling mounted fluorescent lighting
- Gas fired central heating with radiators

RENT

The property is available by way of a new FRI lease for a term to be agreed at an initial rental of £6.00 per sq ft pa, exclusive.

BUSINESS RATES

Interested parties are advised to contact Liverpool City Council on 0151 233 3000 for further information.

VAT

All rentals, prices and outgoings quoted are exclusive but may be subject to VAT.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment with the joint agents:

Contact:

Tony Reed
Keppie Massie
Alabama House
6 Rumford Place
Liverpool L3 9BY

Tel: 0151 255 0755

Email:

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SUBJECT TO CONTRACT

**KEPPIE
MASSIE**

SURVEYORS & PROPERTY CONSULTANTS

0151 255 0755 www.keppiemassie.com

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