

SHOP TO LET

6 SMITHDOWN PLACE LIVERPOOL L15 9EH

bf
brasier freeth



6 SMITHDOWN PLACE, LIVERPOOL

L15 9EH

Retail Opportunity
TO LET

KEY DETAILS

- Former Boots pharmacy
- Prominent position on main arterial road
- Corner location

LOCATION

The premises occupy a prominent position on Smithdown Place close to the junction with Allerton Road and Penny Lane.

Allerton Road is an established shopping location approximately 4 miles from Liverpool City Centre serving residential populations of Mossley Hill, Childwall, Allerton, Aigburth and Woolton.

The unit is located adjacent to the Penny Lane Hotel, other nearby occupiers include Cash Convertors. Footlights, SGB Hairdressing and Penny Lane Surgery, Atlas, Kenmore and Belvoir are some of a number of Estate Agents situated on the opposite side of Allerton Road.



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DESCRIPTION

The premises are arranged over ground floor only, comprising a front sales area, with ancillary accommodation to the rear including WC and kitchen facilities.

A doorway at the back of the unit provides rear servicing from the adjacent street.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
GF Sales	66.61	717
GF Storage/Kitchen	18.76	202
TOTAL	85.37	919
Basement (hatch access)	52.67	567

PLANNING

The premises benefit from a Class E use and would be suitable for a range of future uses including retail, coffee shop and restaurant. Further details are available upon request.

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The premises are available to let on a new lease, for a term of years to be agreed, subject to upward only rent reviews at the end of every 5th year.

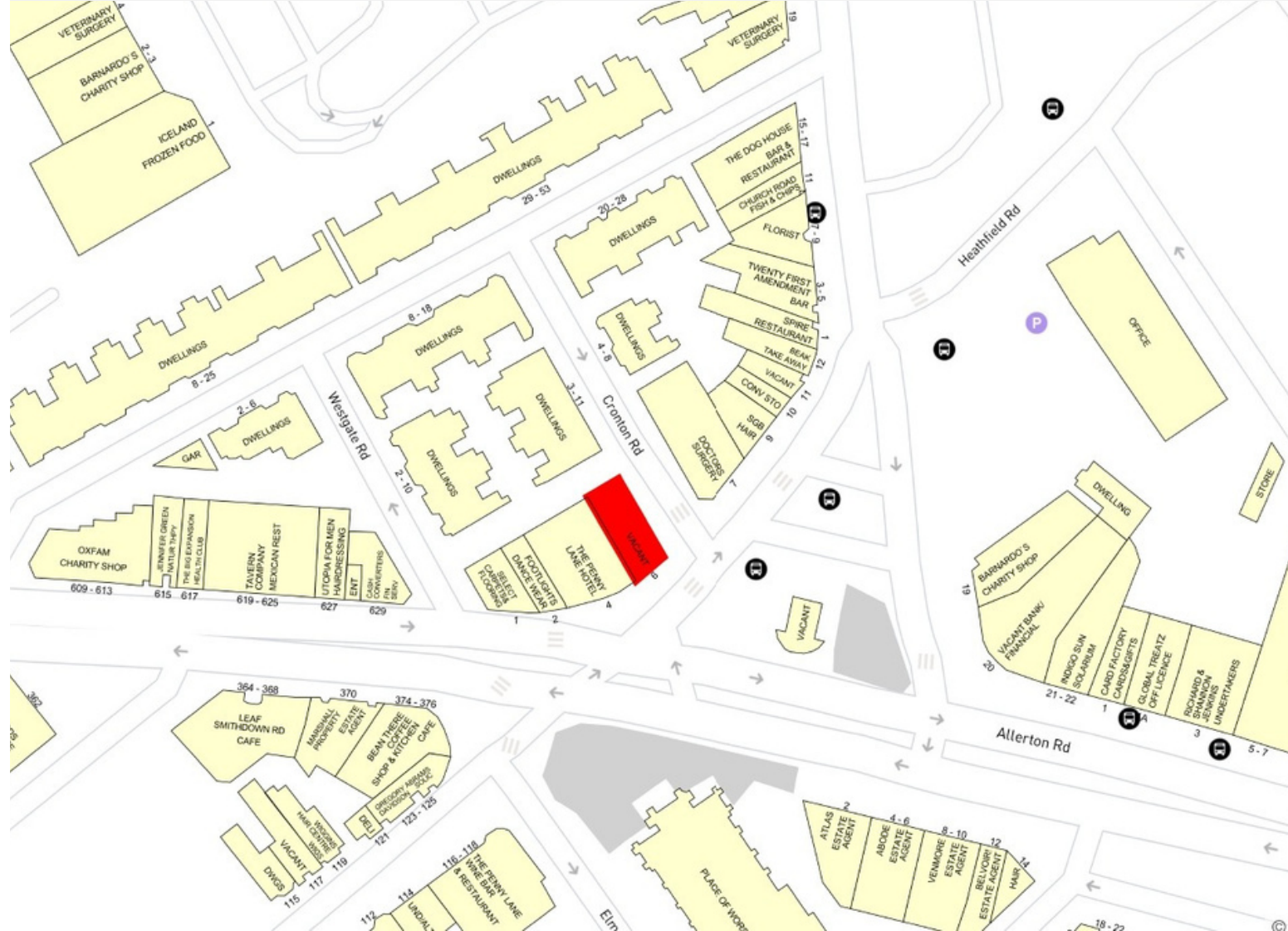
£25,000 per annum exclusive.

Further details available upon request. E 116.

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £14,500.

For rates payable please refer to the Local Charging Authority, Liverpool City Council - 0151 233 3000.

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



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