

FANTASTIC OPPORTUNITY
TO LEASE A “LANDMARK /
GATEWAY” PROPERTY
FORMER BANK
TO LET CLASS E
Restaurant / Retail /
Showroom / Workspace

**20 SMITHDOWN PLACE,
LIVERPOOL
L15 9EW**



SITUATION AND DESCRIPTION

Occupying a prominent position at the convergence of Allerton Road, Smithdown Road & Penny Lane the former bank premises are now available by way of a new lease.

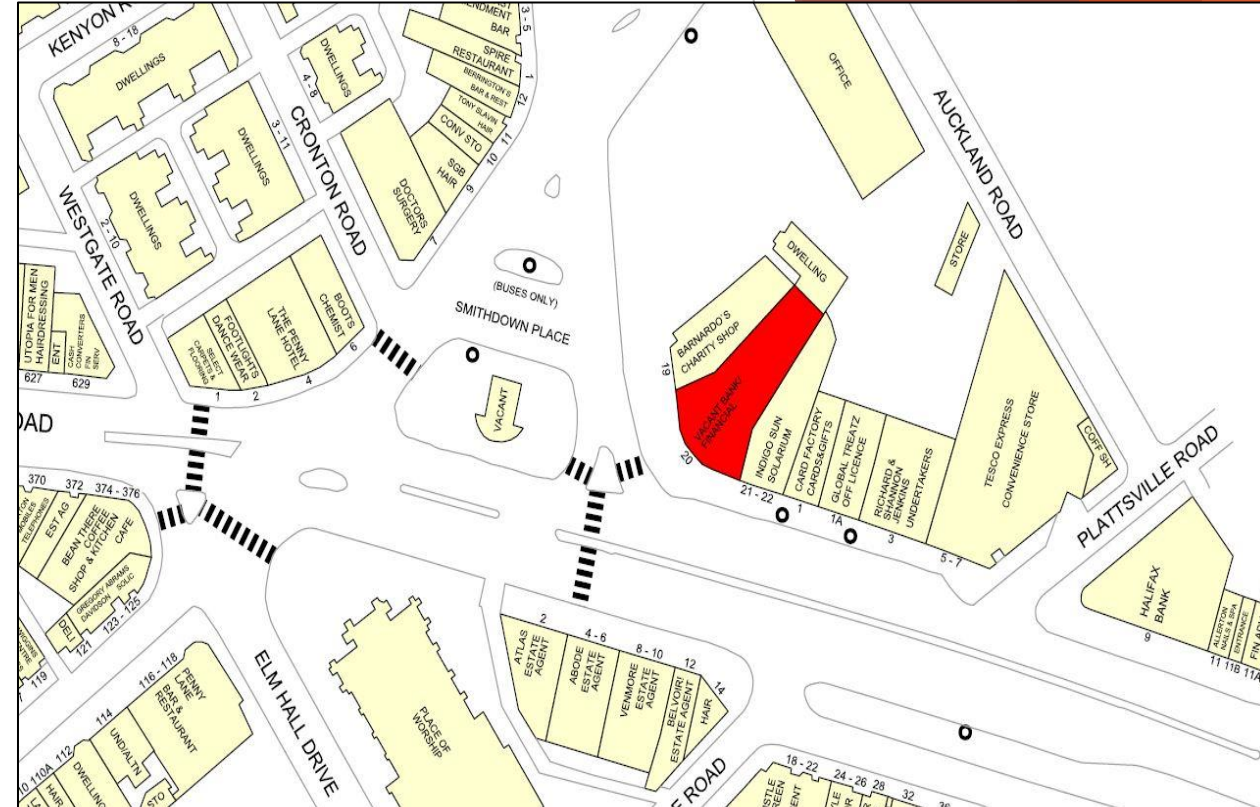
Situated approximately 5 miles to the south of Liverpool City Centre within an established buoyant high street area surrounded by attractive residential areas and other destination locations including Lark Lane, Sefton Park and university campus.

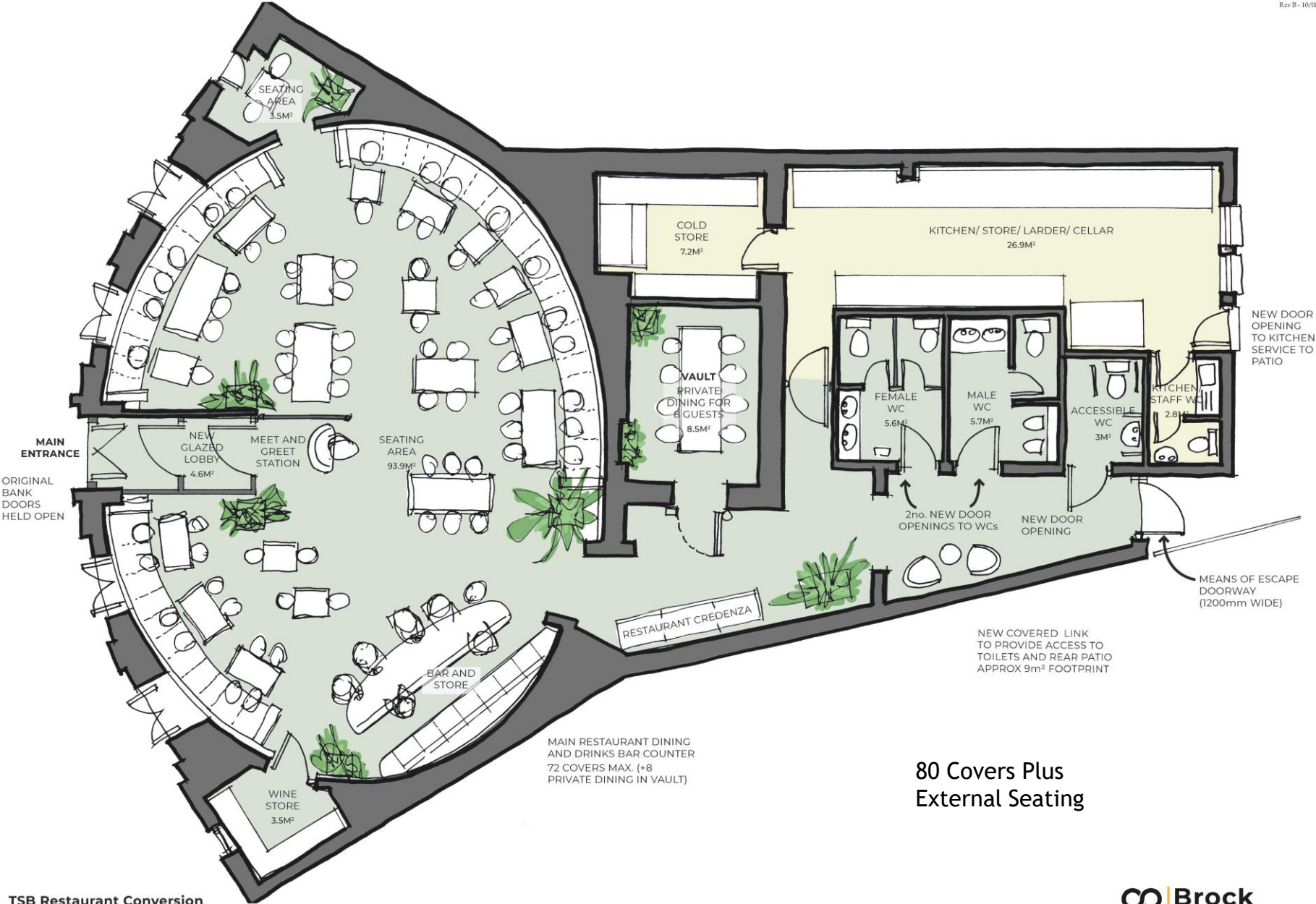
ACCOMMODATION

Former oval banking hall with sufficient height to incorporate a mezzanine floor if desired, leading to a strong room, rear ancillary areas and toilet / staff facilities. External areas available for use including pavement suitable for outside seating / café society. The premises are to be stripped back to shell condition ready for tenants fitout for purpose.

Total floor areas approximately 190 sq.m. (2050 sq.ft. excluding circulation space and toilet accommodation.

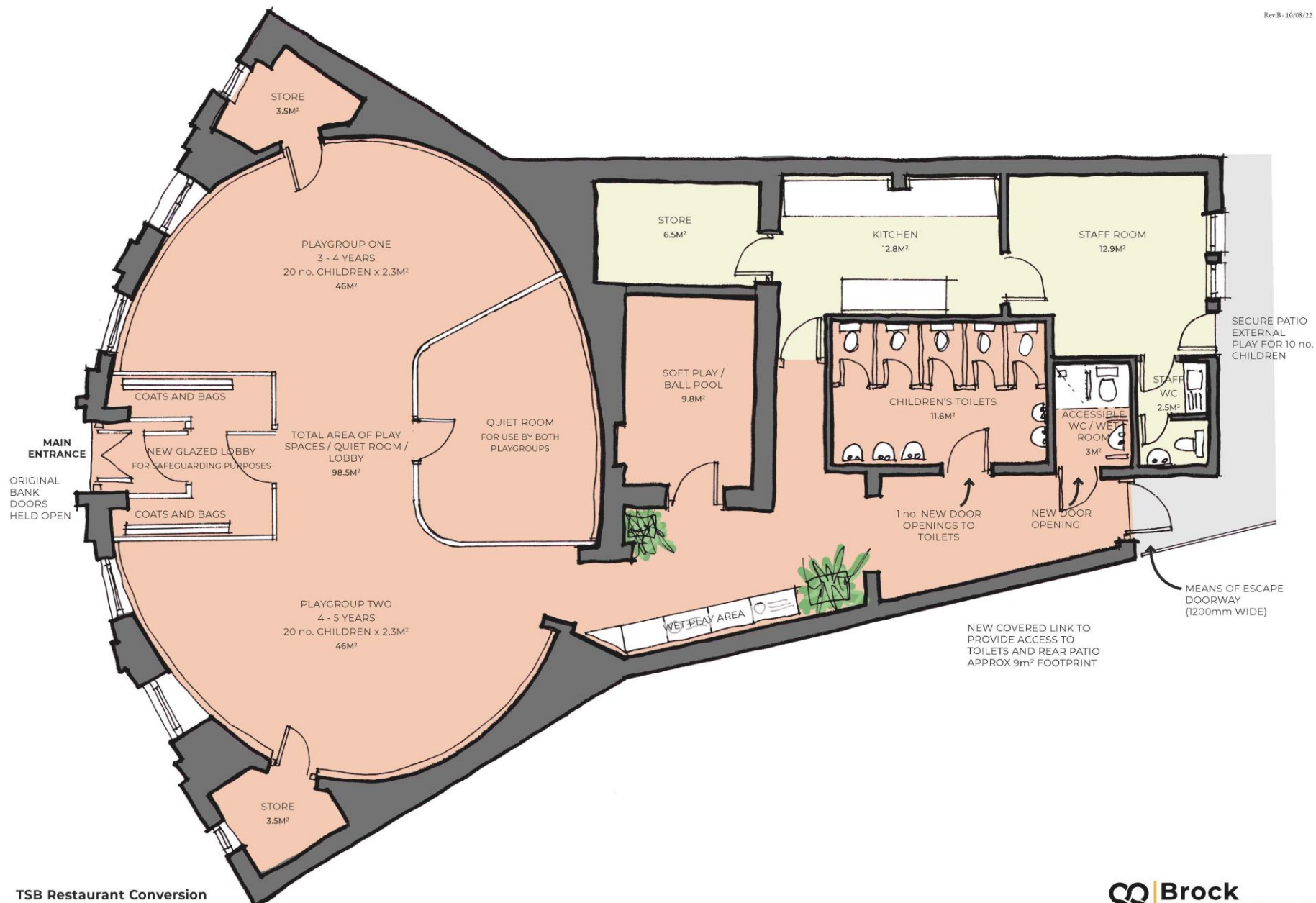
Indicative Floor Plans , further information available upon request.





TSB Restaurant Conversion
Ground Floor Plan

80 Covers Plus
External Seating



TSB Restaurant Conversion
Ground Floor Plan - Nursery Layout

TENURE

A new lease drafted on tenants full repairing and insuring terms for a period of 15 years.

RENTAL

£47,500 per annum exclusive subject to 5 yearly rent reviews.

BUSINESS RATES

Rateable Value £37,500 per annum effective from 1/4/2023. Rateable Value may be reassessed following change of use and /or alterations. Interested parties should make their own enquiries.

EPC

Available following Landlords works.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the lease and any stamp duty thereon.

VAT

This property is opted for tax and therefore VAT is levied on the rental element of any letting.



CONTACT/VIEWING

For any further information please contact John Barker of Hitchcock Wright & Partners

johnbarker@hwandp.co.uk

0151 227 3400

www.hitchcockwright.co.uk

Details prepared January 2023