

# Smith

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## AND SONS

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PROPERTY CONSULTANTS

Office

1 The Elms, Liverpool L8 3SS

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### Description

The property comprises second and third floor offices, previously used for medical offices, however would be suitable for a variety of uses subject to planning. The property is accessed from the rear and benefits from an internal lift and has been fitted out to a good standard.

### Location

The property is located in a predominantly residential area of south Liverpool in close proximity to Park Road and Aigburth Road. The location benefits from nearby public transport in the form of bus stops and St. Michaels Train Station a short distance away.

0151 647 9272

<https://www.smithandsons.net/>

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## Rental Price

£10,000 per annum

## Accommodation

Total Office Area	119.45m <sup>2</sup>	1285.2ft <sup>2</sup>
WC	8.9m <sup>2</sup>	95.7ft <sup>2</sup>
Kitchen	1.6m <sup>2</sup>	17.2ft <sup>2</sup>

## Tenure

The property is available by way of a new lease, the length of which is negotiable.

## Rating Assessment

Rateable Value	£4,850
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## Legal Costs

Each party responsible for their own legal costs.

## VAT Statement

All prices and rents quoted are exclusive of VAT

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Strictly by arrangement with Agent : Contact



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