

# To Let



## Liverpool

16 Stella Precinct, Seaforth Road, L21 3TB

Ground Floor: 838 sq ft (77.86 sq m)

Rent: £11,700 pax

## Location & Description:

- Located in the busy residential area of Seaforth, a suburb in the Metropolitan Borough of Sefton, some 5 miles north of Liverpool.
- Situated on Stella Precinct, the unit benefits from excellent residential and passing trade.
- Retailers within Stella Precinct include William Hill, E-Cig & Vape, Ruby Nails, Crosby Mobility, Mobile Phone Repairs, Thompson Pet Care, Milas Tanning Lounge and CS Venue Hire.

### Demise:

Ground Floor 838 sq ft (77.86 sq m)

### Rent:

£11,700 per annum exclusive.

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

Available upon request.

### EPC:

Energy Performance Rating Assessment - D.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2026) - £5,900.

### Date Prepared:

June 2026

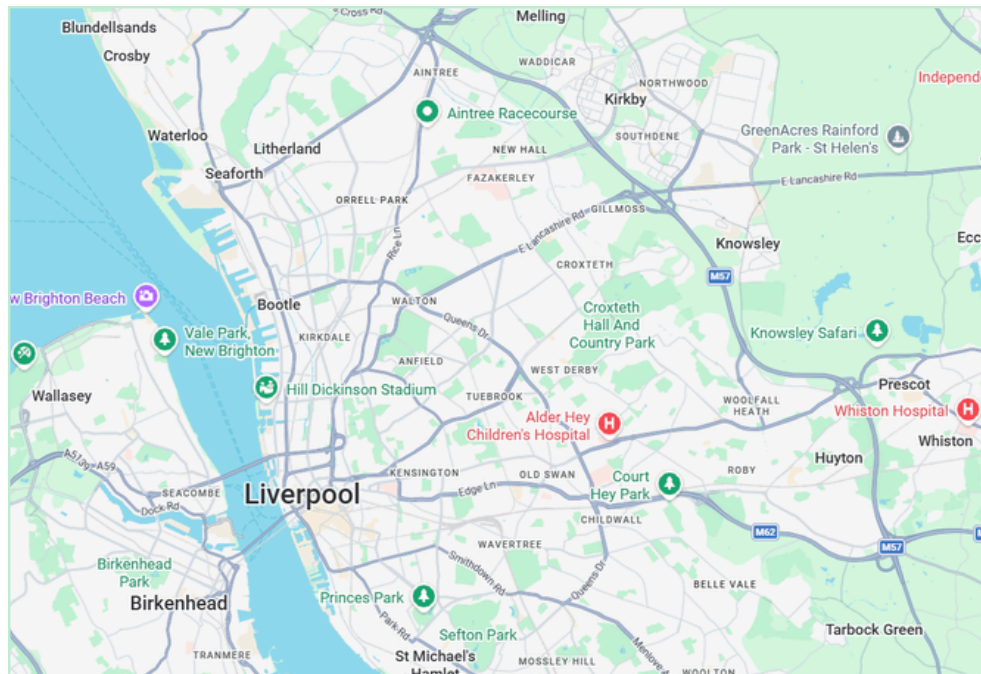
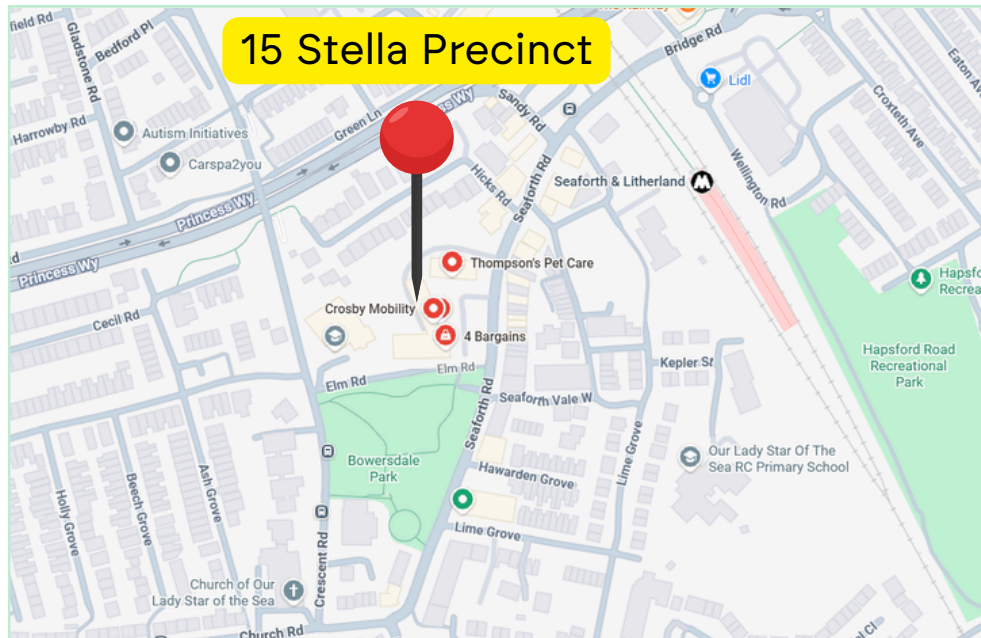
**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## Contact Us:

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