



TO LET

306 Aigburth Road,
Liverpool, L17 0PW

- Well Established Commercial Parade
- Main Arterial Route
- Suitable for a Number of Uses
- Total Approx NIA: 42 sq.m (453 sq.ft)

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Location

The subject property fronts onto the south side of Aigburth Road at its junction with Amphill Road in Aigburth area approximately 2 miles south east of Liverpool city centre. Aigburth Road forms part of the A561 and is a busy dual carriageway arterial route carrying traffic between the city centre, the south Liverpool suburbs and beyond towards Speke. The property forms part of a continual retail/commercial frontage with the immediate surrounding area a densely populated of private terraced Victorian housing. The area on the opposite of Aigburth Road is dominated by flats in a mixture of old converted houses and more modern purpose built developments; and in close proximity to the vibrant leisure district of Lark Lane

The Property

The property provides a ground floor commercial unit within a three storey, end terrace of traditional brick construction. The premises were previously trading for professional services comprising a relatively open plan retail sales area leading open additional office provision benefiting from laminate flooring, suspended ceiling incorporating recessed fluorescent strip lighting, gas central heating and hard-wired fire alarm system. Externally the unit benefits from a hard timber framed single glazed frontage with the added security of roller shutters.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

42 sq.m (453 sq.ft)

Tenure

The premises are available to let by way of a new Full Repairing and Insuring lease.

Rent

£9,500 per annum.

Rates

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

EPC

A full copy of the EPC is available upon request

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

