



FOR SALE

343 Aigburth Road,
Aigburth, Liverpool,
L17 0BL

- Prominent location on Aigburth Road.
- Situated in a popular retail parade.
- 25.5 sq. m (274 sq. ft)

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Location

The property is situated on the easterly side of Aigburth Road (A561) within an established and popular local retail area. Aigburth Road is a busy dual carriageway and forms the main arterial road linking Liverpool City Centre with South Liverpool.

On street parking is available outside the unit.

The Property

The unit is situated on the ground floor of a mid-terrace, 3 storey Victorian building of traditional brick construction with a pitched slated roof.

It comprises of a self-contained shop, previously used as a barbers.

It has a solid floor with a laminate cover, plastered and painted walls and ceilings, with additional illumination via LED lighting.

Externally, there is a single glazed timber framed shop front, with electrically operated steel roller shutters.

The unit is in good decorative order and ready for immediate occupation.

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:

25.5 sq. m (274 sq. ft)

Tenure

The property is held on a long ground lease for a term of 999 years from 1st August 2003, at a fixed ground rent of £50 per annum exclusive.

EPC

The Energy Performance Asset Rating is Band C-70. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £5,300 for the ground floor unit. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Price

£79,000.

Viewings

Further information can be obtained from sole Agents SK Real Estate (Liverpool) Ltd

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